

Melksham Neighbourhood Plan Housing Sites Community Engagement

November-December 2017



On behalf of Melksham Town Council and Melksham Without Parish Council

By Lemon Gazelle

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Introduction

The Melksham Neighbourhood Plan is being developed and as part of this work, the options for the future housing growth of the town are being examined. The report records and analyses the results of the events and the survey which took place through autumn/winter 2017, which asked the people of Melksham and Melksham Without their views on housing growth in the area over the coming years.

Method

The approach to gathering evidence on the future of housing growth in Melksham for the purposes of the Neighbourhood Plan was twofold;

First, using information gathered through a housing sites study by AECOM, the Steering Group engaged with developers and landowners who had interests in developing viable housing sites in and around the Town. This engagement was carried out by writing to all developers and landowners who had viable housing sites (as assessed by AECOM), and inviting them to present their sites to a Panel, comprising Steering Group members, and

local council officers. They were asked a standard set of questions about their intentions for developing their site, what community benefits it may bring, its capacity and any mitigation measures that would be necessary to successfully bring it forward.

The second approach, following the engagement with the landowners and developers, was to gather primary data from the local community on their views of how Melksham should develop in future. Two community events were held in venues in Melksham and Melksham Without (Christie Miller Sports Centre and the Guide Hut) in November 2017. These were widely promoted through the local press, posters, social media and by word of mouth to ensure as many people as possible were encouraged to attend.

One event was held on a Friday evening and the other on a Saturday morning, so that people who were available at different times could attend. The purpose of the events was to give information to the community about the Neighbourhood Plan and the housing site evaluation process, to answer their questions and to gather their views on the housing sites. The information presented to residents at the events was exactly the same as that asked in

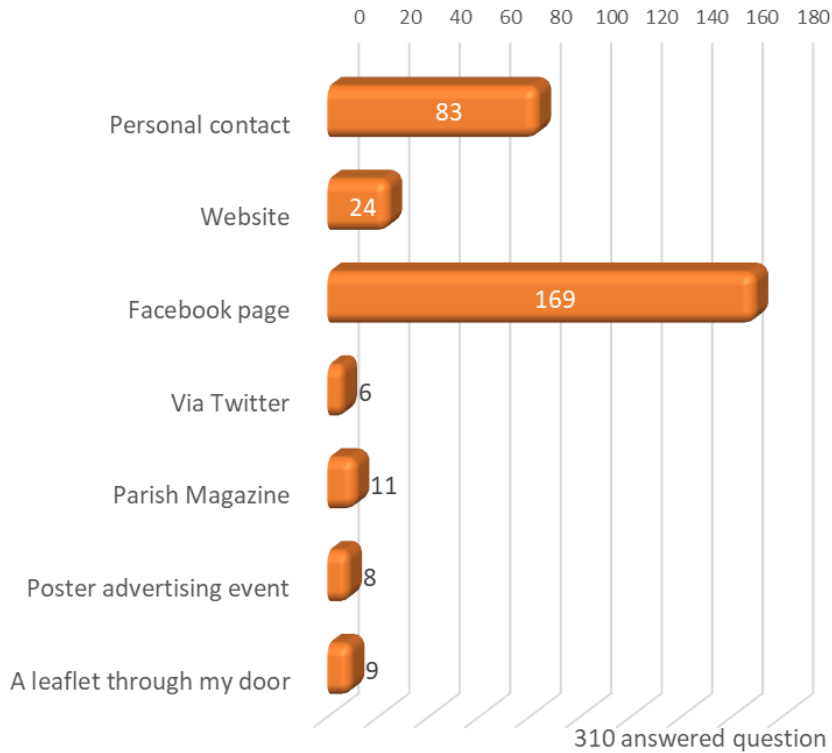
the online/paper survey, so that the results could be evaluated as one data set.

The online/paper survey, and the events, provided information about all the viable housing sites, including site maps, potential numbers of dwellings and community benefits, and individuals were asked whether they would support the development of each site. Paper surveys were made available to anyone who was unable to give their views online, so that no one was excluded from being involved. The survey was promoted in the local newspapers and through social media and word of mouth.

Results

The community engagement events were attended by 50 individuals across the two days. A total of 357 people completed the survey; of these, 6 were completed on paper and the remainder online. Almost 1200 long answer comments were provided by residents to support their answers, and this information has been analysed below.

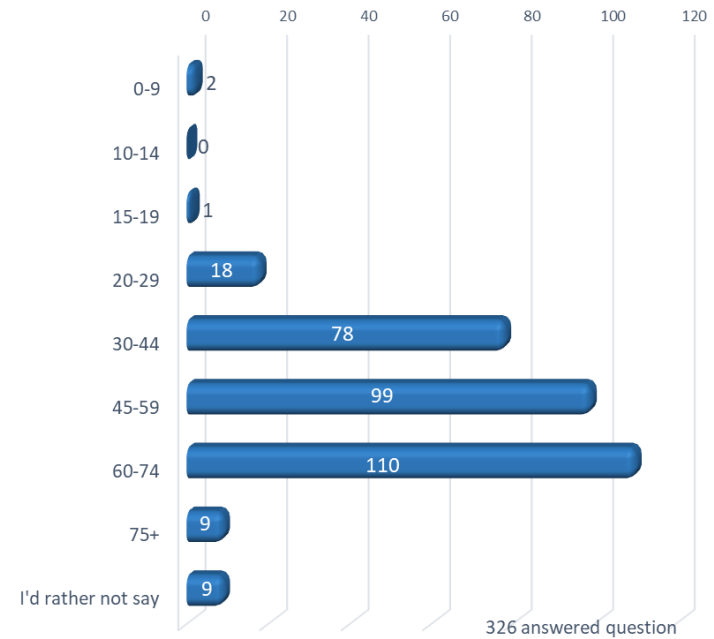
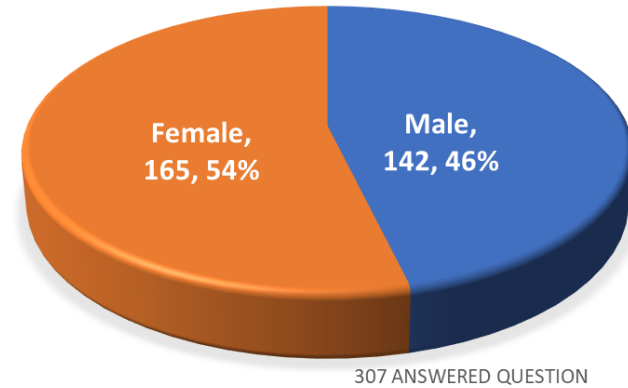
How did you hear about this survey?



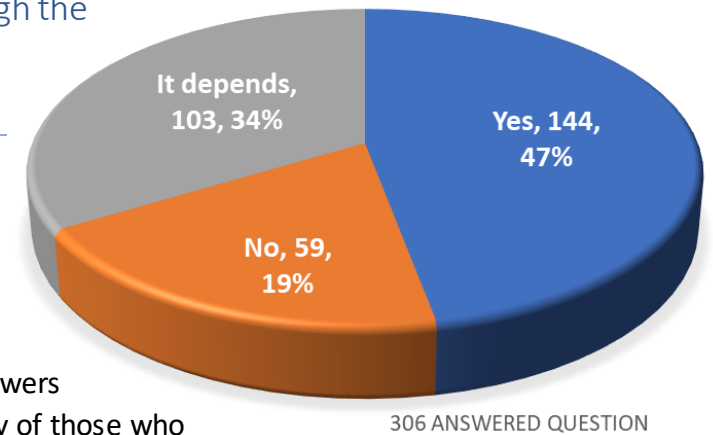
Please give your postcode

The majority of those who completed the survey lived in Melksham and Melksham Without, with just 3% of those who completed this question coming from outside the area.

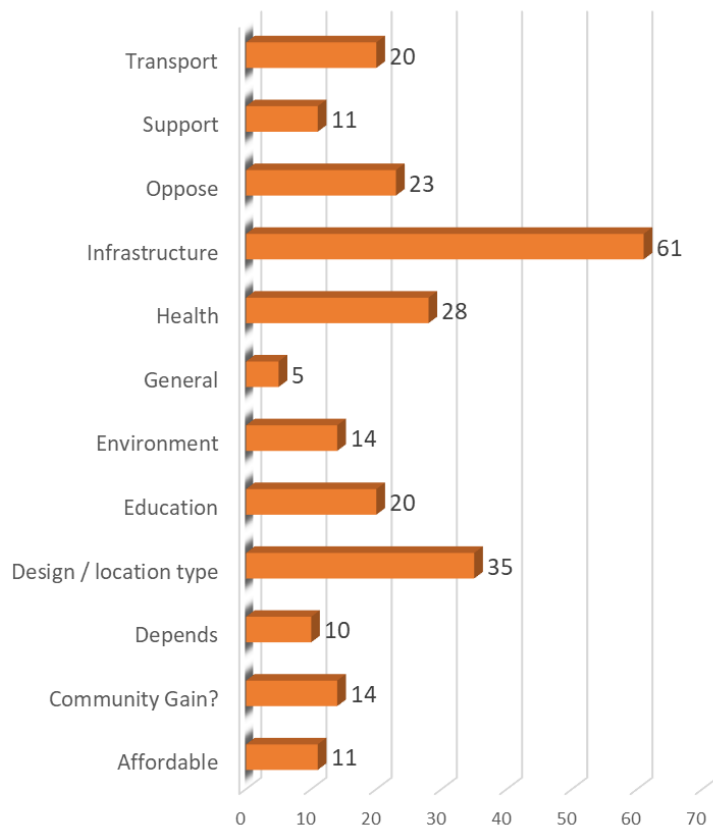
What is your age/gender?



If the quantity, location and community benefits could be locally defined (through the Neighbourhood Plan), would you support some limited housing growth in Melksham and Melksham Without?



Categories of long answer comments



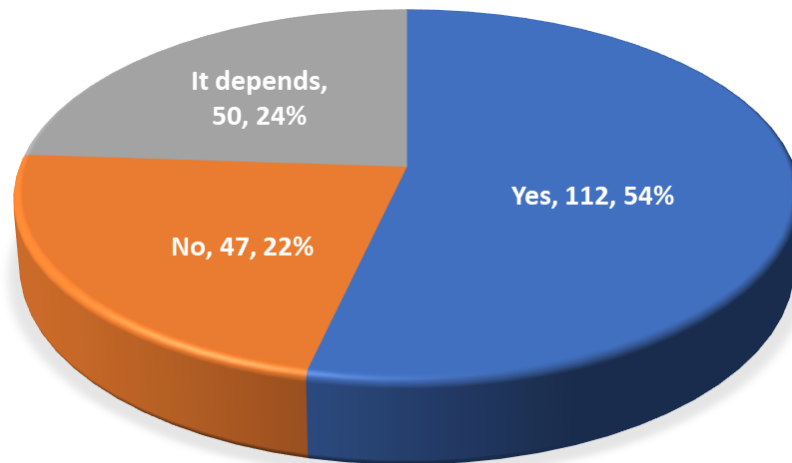
152 individuals made further comments in response to this question, many qualifying their answers and giving more information. Many of those who provided more information were concerned about the level of infrastructure provision in Melksham, and how this infrastructure provides for the current and any potential new residents. 40% of those who provided extra comments raised infrastructure as a concern, with some being more specific and noting health (18%), education (13%) and road infrastructure (13%) as issues.

23% of those who gave additional comments mentioned issues on design, location and development type. The desire to protect the separate identity of the villages, and to encourage brownfield development over greenfield were matters concerning some residents. Low cost housing for young people, and accommodation suitable for older residents was felt to be important by several respondents. Traffic and transport issues were raised by 13% of those who commented, especially on problems of road capacity, congestion and safety. 15% of those who commented reiterated that they did not support new housing development, noting a variety of the above concerns in particular around infrastructure provision and loss of character and identity resulting from growth that has already taken place. 84% of those who responded to the survey chose to provide detailed comments on the individual housing sites.

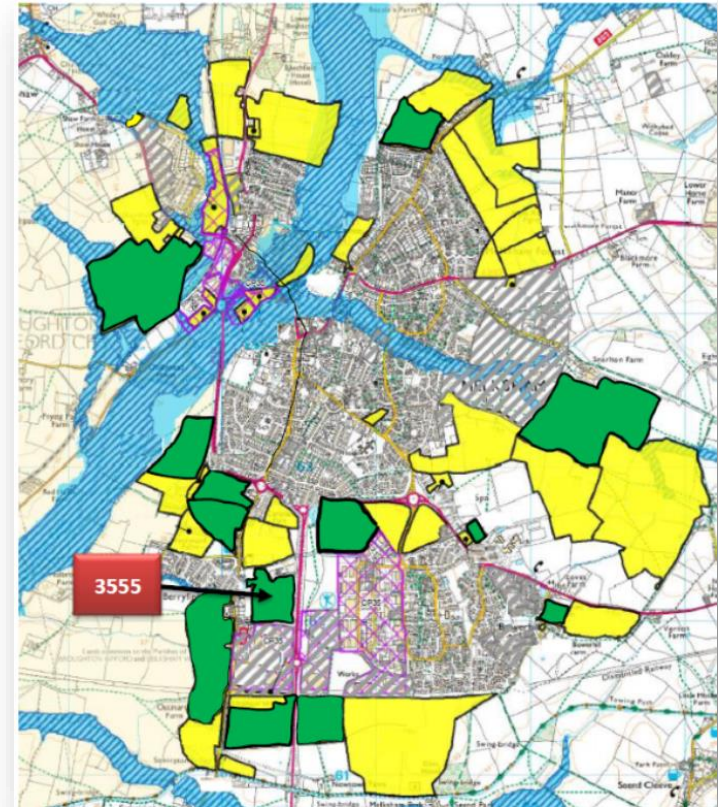
Housing Site Number 3555, Land at Berryfields, Semington Road

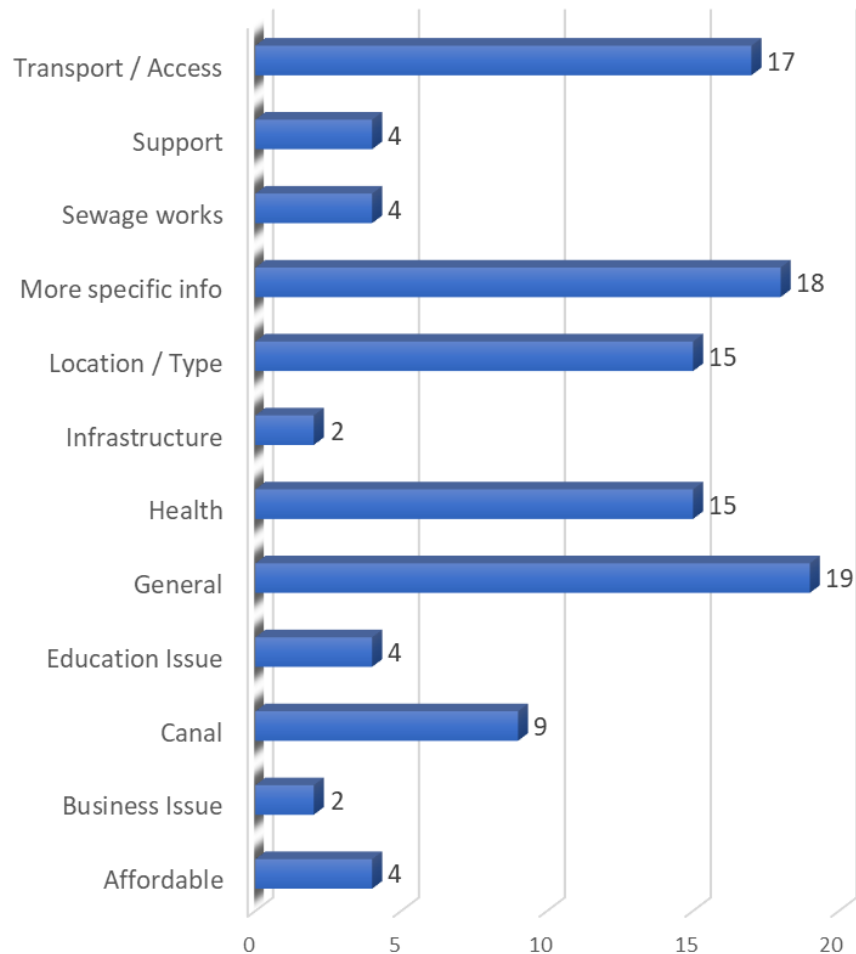
Would you support the development of this site for 150 mixed size dwellings, including bungalows, if the scheme included contributions towards some of the following:

- Canal improvements
- Health provision/GP provision
- Public art
- Cemetery expansion
- Allotment space on the site as part of the open space provision
- Cycle route



209 ANSWERED QUESTION





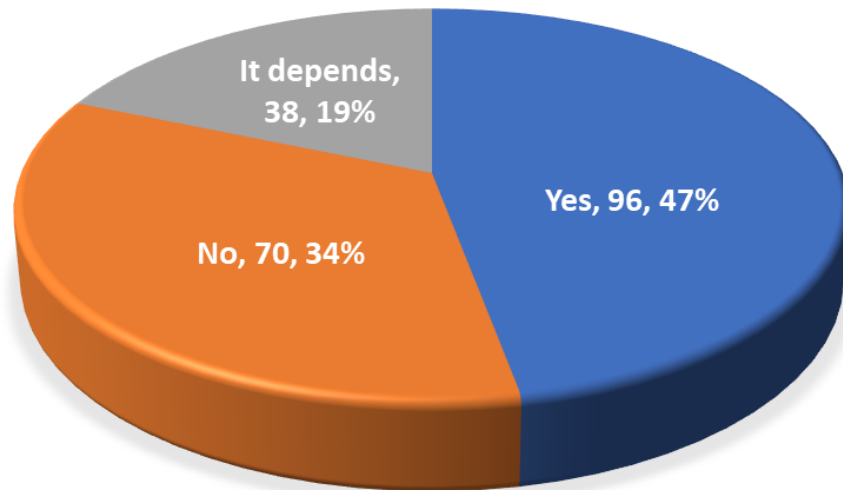
74 individuals chose to make additional comments to support their answers to this question. Health and transport infrastructure were raised as concerns by many residents in response to this question, with some individuals expressing concern that developer promises may not be honoured in helping to provide additional services, facilities and infrastructure. A strong desire for infrastructure and services to be provided ahead of any new growth was expressed by many individuals; this was particularly true of health and transport infrastructure. Residents who commented on the potential for canal improvements with this development were divided on whether this is a worthwhile community gain or not, with 5 people supporting canal improvements and 4 against.

For all Community Comments see [Appendix 4](#)

Housing Site Reference: Whitley Farm, Whitley

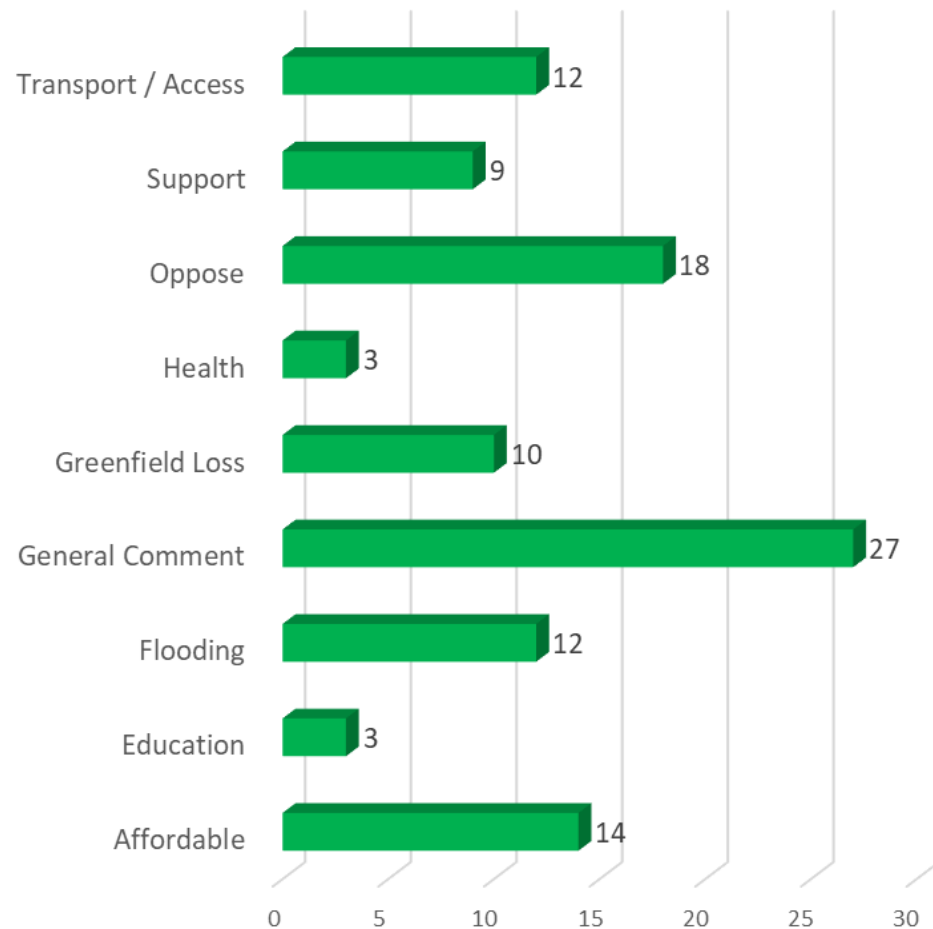
Would you support the development of this site for up to 18 dwellings, if the scheme included the following community benefits:

- Flooding mitigation for the wider village
- A play area



204 ANSWERED QUESTION





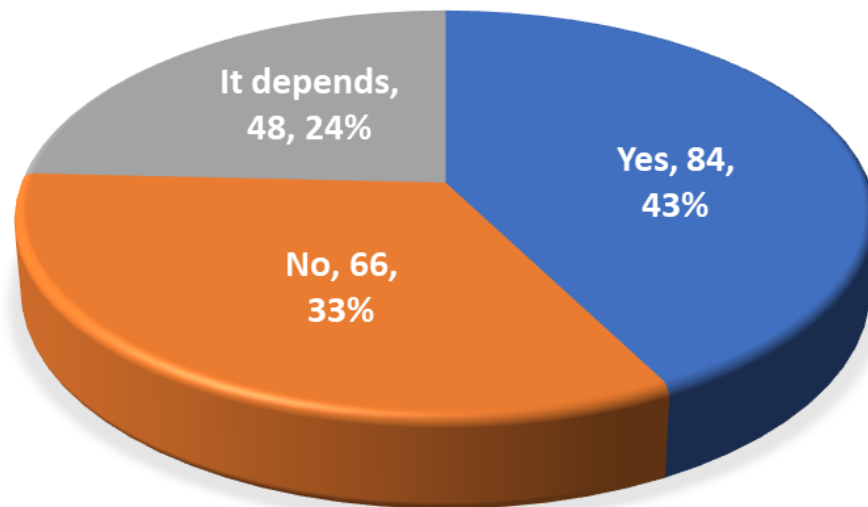
71 comments were received relating to this site, which was supported by 47% of those who answered the question. Almost 20% of those who made further comments felt that affordable and social housing were important for this development, especially for young people and those trying to buy their first home. Comments were made on the need to prioritise the re-use of land rather than developing greenfield sites; 10 people mentioned the loss of greenfield land. 17% of those commenting had concerns over flood issues in the village of Whitley, with some believing that further development would worsen the situation, and others welcoming the possibility of flood mitigation measures. The additional traffic created by new development was a concern to some residents, who commented that narrow roads, road safety and existing traffic congestion are already a problem in the area. 2 residents noted that a children’s play area already exists in Shaw and questioned why another was needed with this development.

For all community comments see [Appendix 5](#)

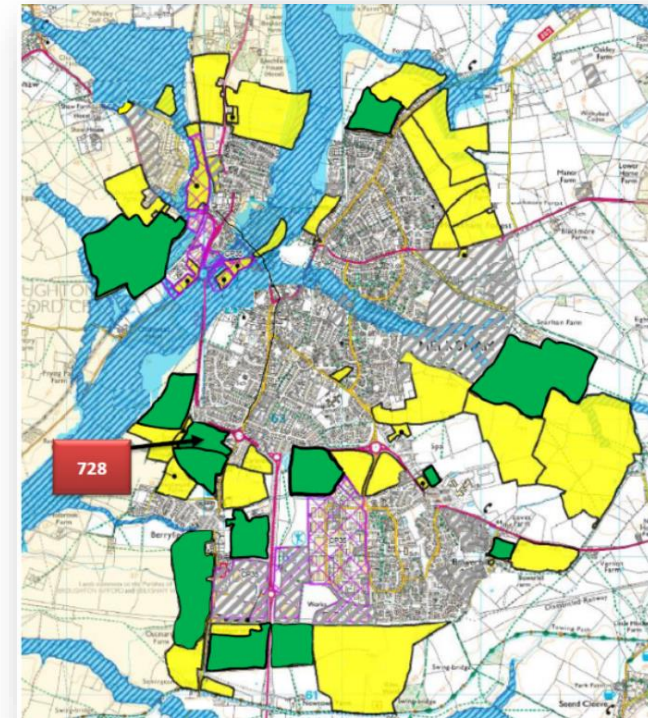
Housing Site Number 728 Land Rear of Townsend Farm, Berryfields

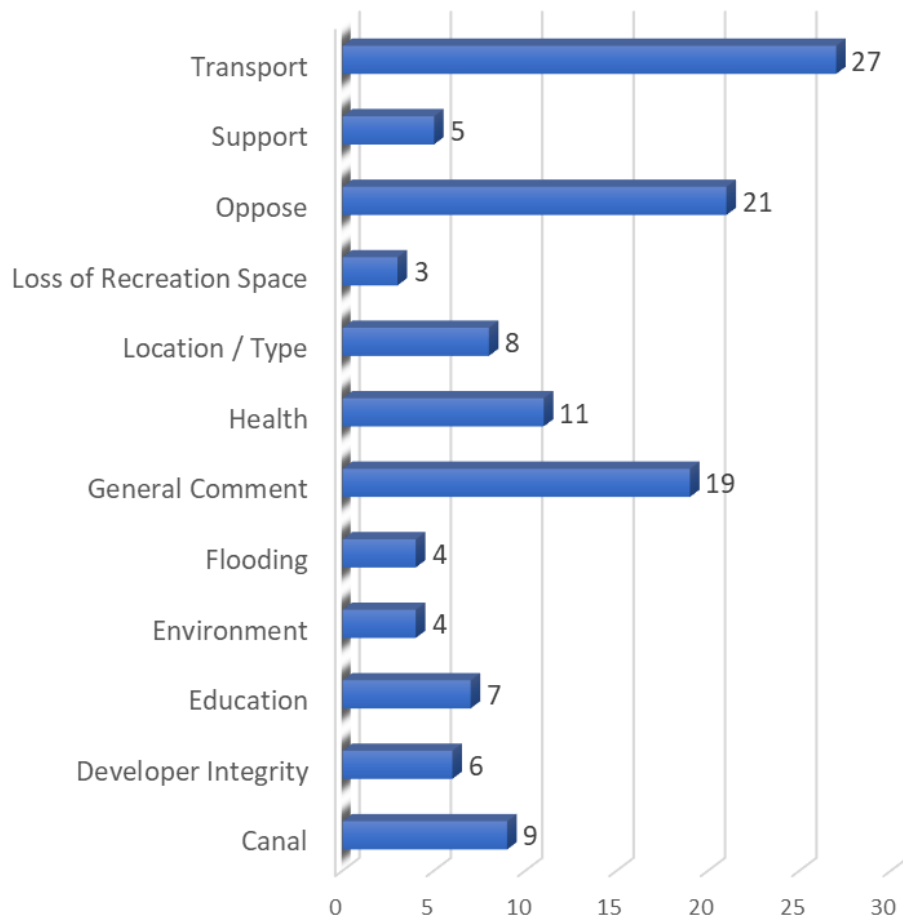
Would you support the development of this site for 100 (mixed size/type) dwellings, if the scheme included some of the following:

- Improvements to highways/bus services
- Improvement to healthcare
- Improvements to schools
- Contributions to Melksham Link Canal Link



198 ANSWERED QUESTION





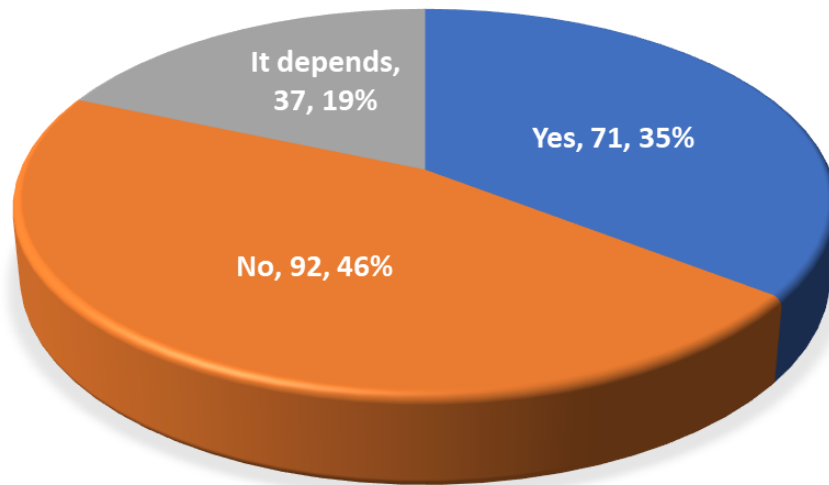
This question was answered by 198 residents, of whom 68 provided additional comments. Almost 40% of those who provided additional comments had concerns about the traffic and transport implications of this scheme, with particular concern about the impact on the already congested A350 and a desire for a bypass. Many individuals commented that it would be necessary to understand the extent of developer contributions towards infrastructure before they could form a view on accepting new development. Concern was also expressed by some residents over the cumulative impact of the sites being evaluated in this area. 30% of those who provided comments opposed the development of this site, with many giving further reasons such as struggling infrastructure, loss of open space and environmental impact.

For all community comments see [Appendix 6](#)

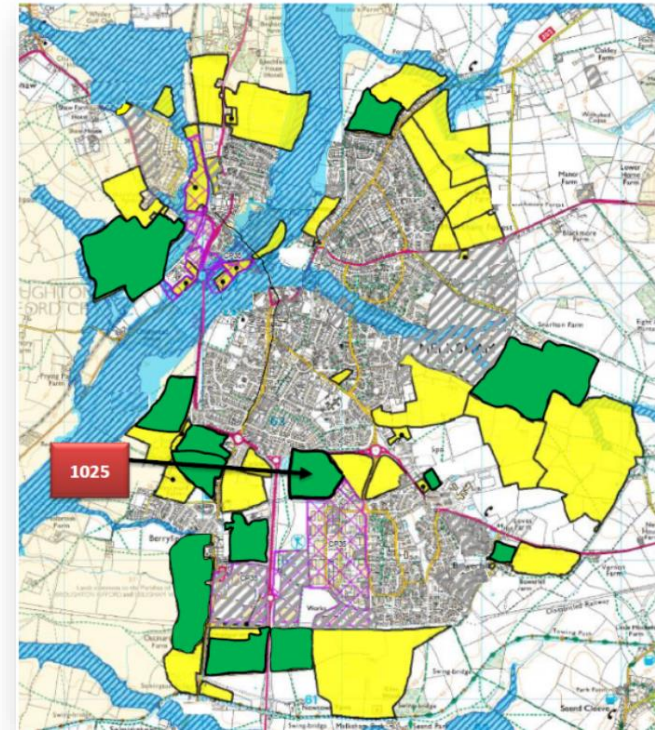
Housing Site Number 1025, Land south of Western Way, Bowerhill

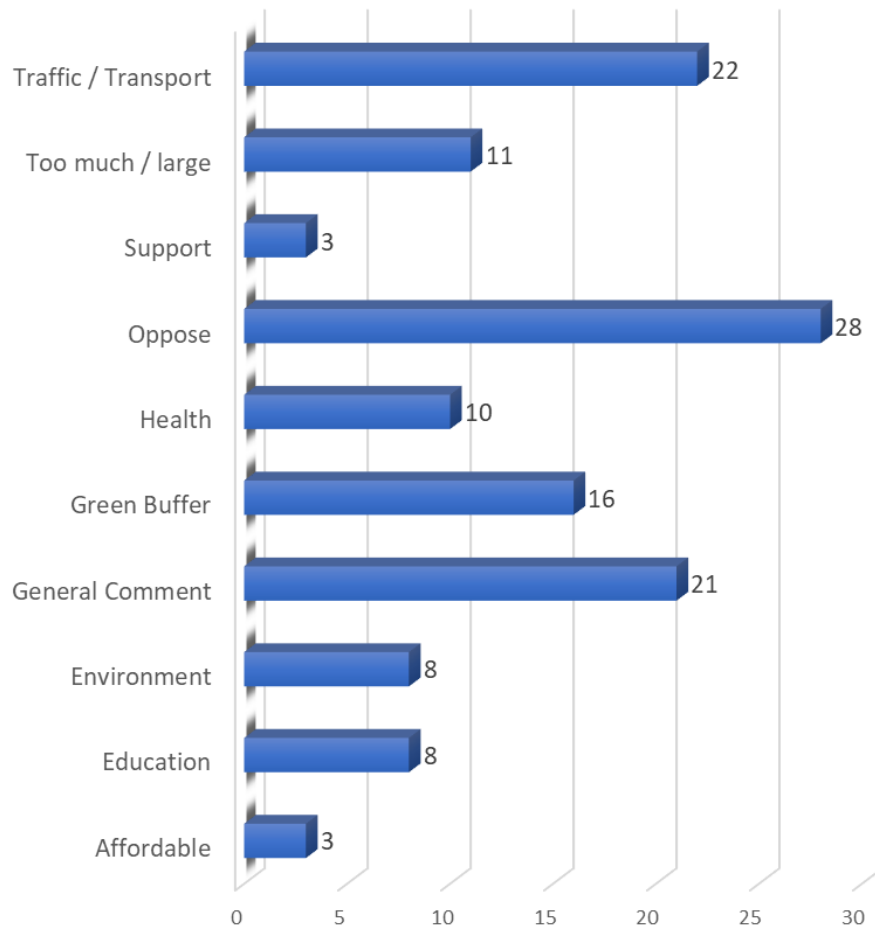
Would you support the development of this site for 212 dwellings, if the scheme included some of the following:

- Multi Use Games Area
- Care home
- Small scale office units
- Some bungalow provision
- Footpath/crossing improvements
- Contributions to education



200 ANSWERED QUESTION



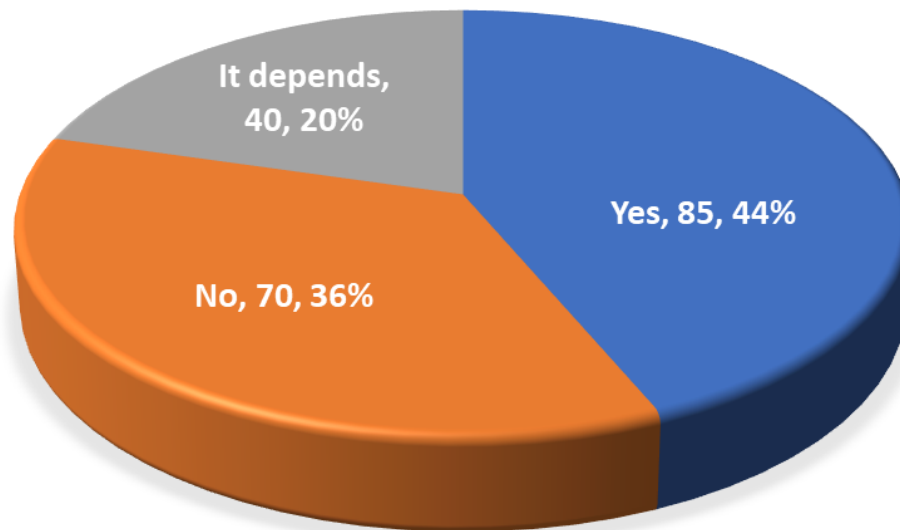


This question was answered by 200 people, of whom 70 gave extra information to support their answers. 23% of those who answered felt that retaining green space between Melksham and Bowerhill is important, and 16% believed this development to be too large and that Melksham's services and facilities do not have the capacity to cope with such growth. 40% of those who commented opposed the development of this site for housing, for reasons such as traffic problems and loss of open space. Traffic and transport concerns were an issue for 31% of those who commented, mainly around congestion and unsuitable roads.

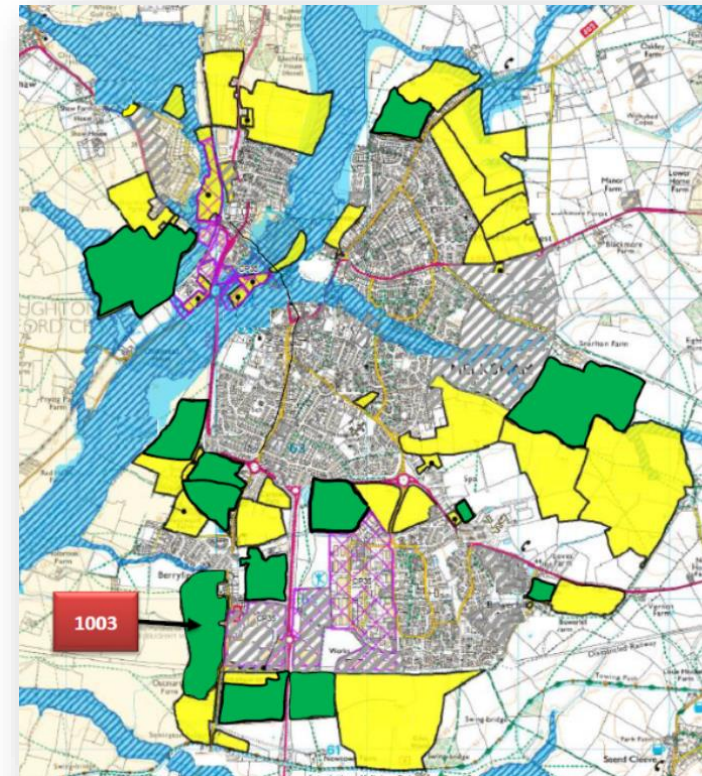
All community comments can be seen in [Appendix 7](#).

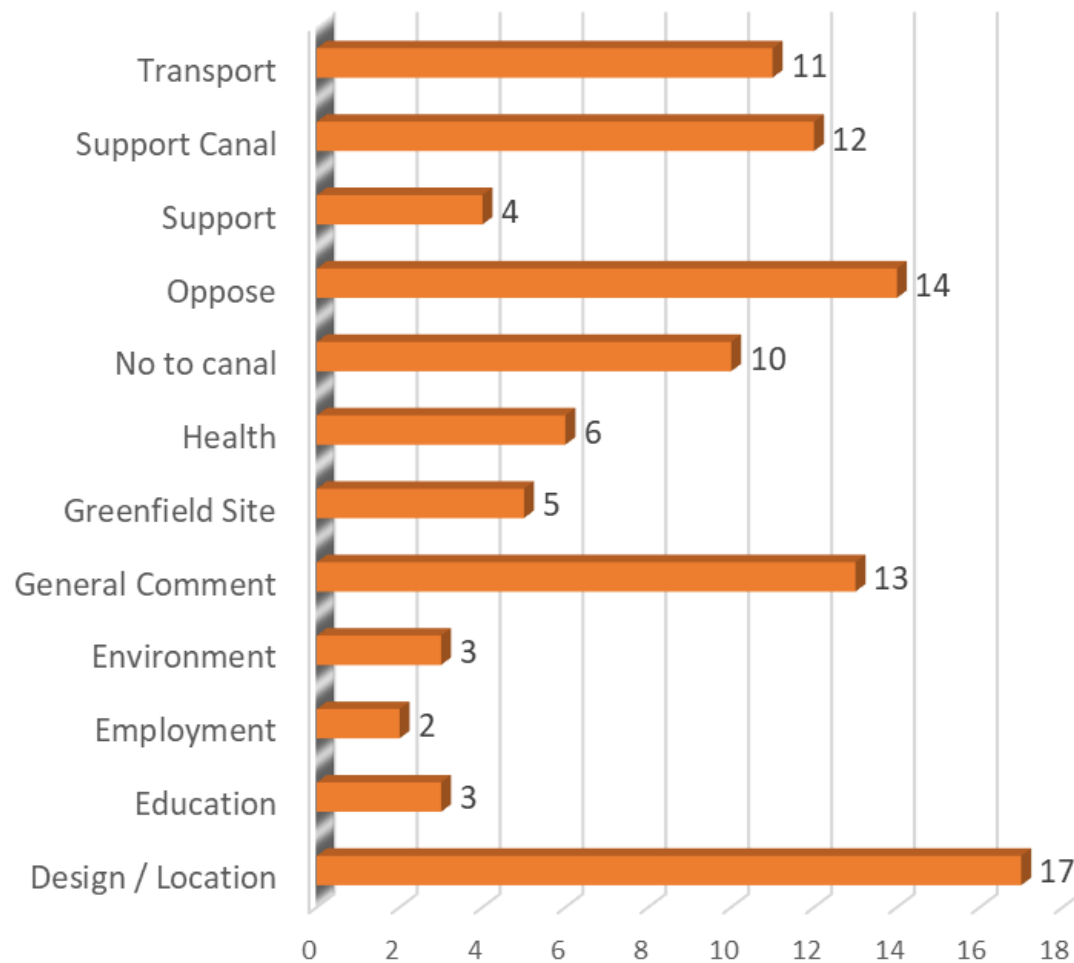
Housing Site Number 1003, Land at Berryfields, west of Semington Road/South Berryfields Lane

Would you support the development of this site for 45 dwellings, if the scheme included contributions towards the canal link?



195 ANSWERED QUESTION





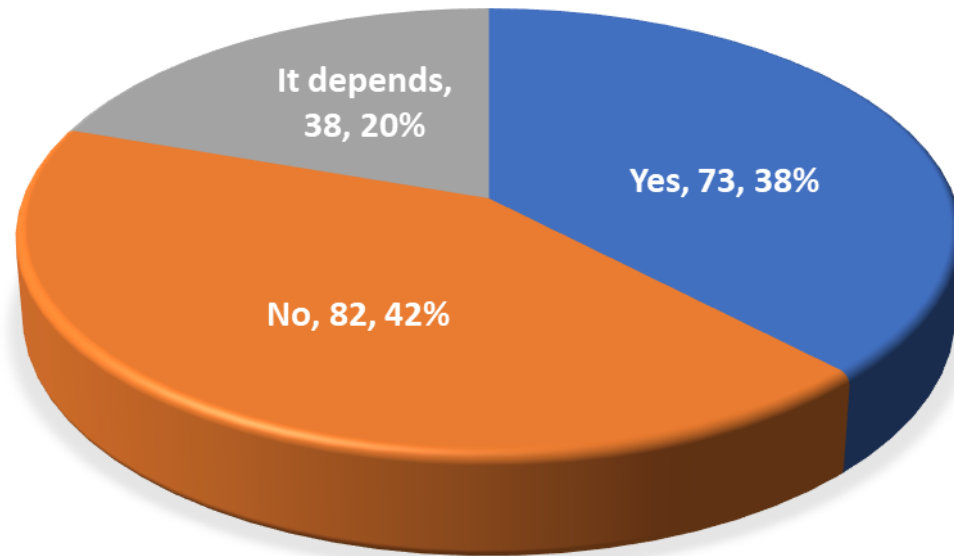
195 people answered this question, and 62 of these provided additional information. Opinion was divided amongst those who answered this question as to whether or not canal improvements are important for Melksham, with 16% commenting that they did not support the canal link, and 19% saying that they did. Issues over the design of development and the overall suitability of the location for housing were commented on by 24% of those who responded. Transport and access were again concerns for this site amongst some residents.

For all community comments see [Appendix 8](#).

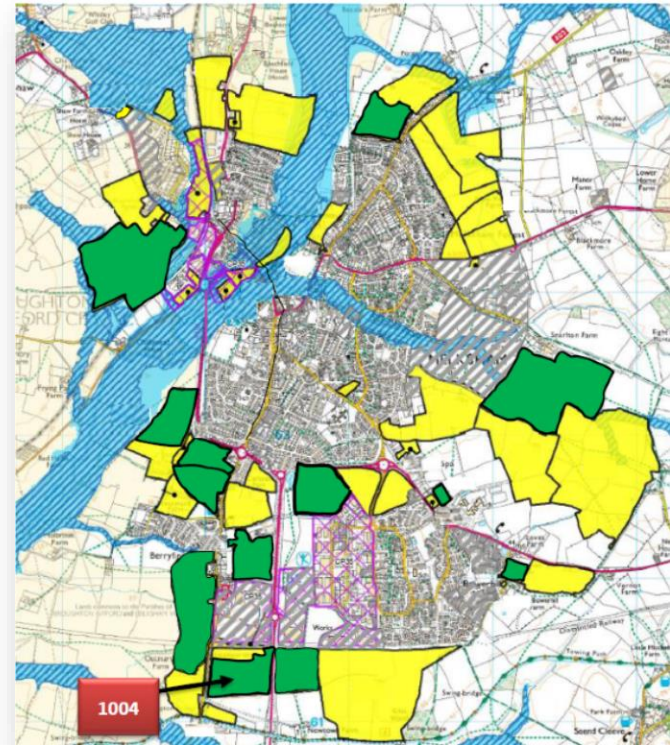
Housing Site Number 1004, Berryfields (land west of A350)

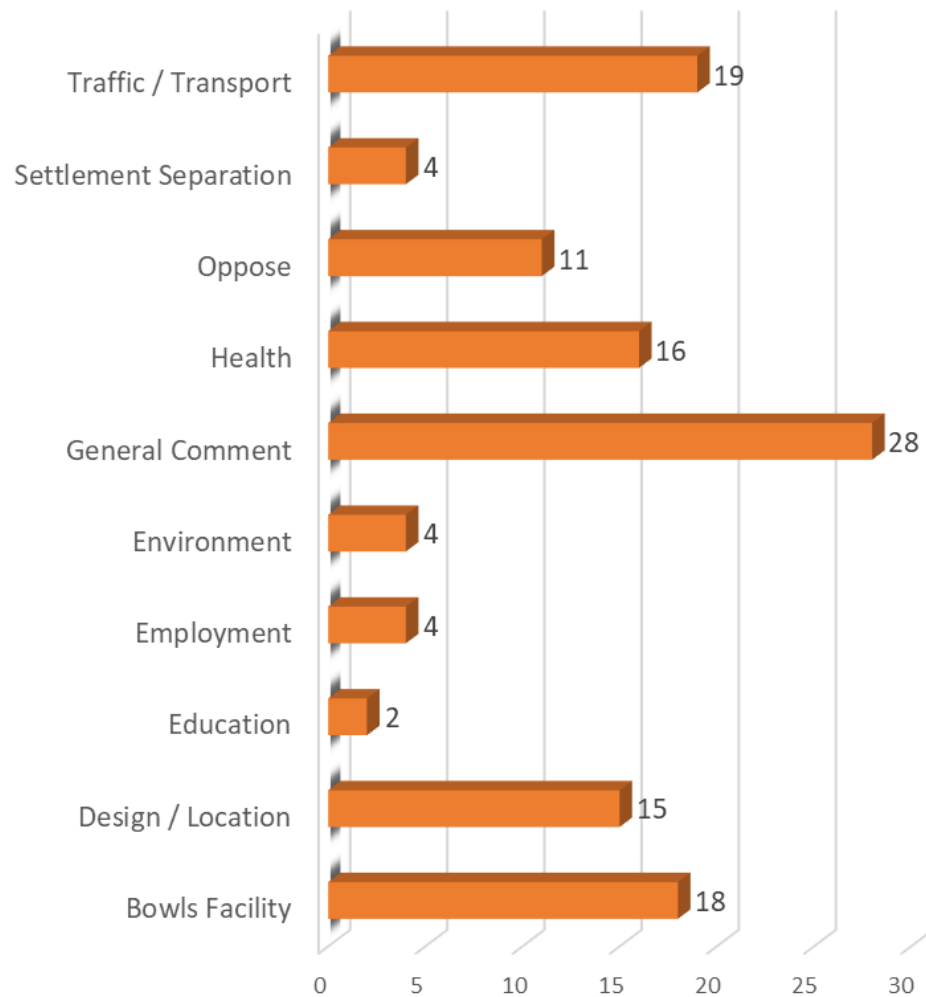
Would you support the development of this site for approximately 100 dwellings, if the scheme included the following:

- Health facility provision
- Public transport improvement
- Land for an indoor bowls facility



193 ANSWERED QUESTION





73 individuals made comments in response to this question,

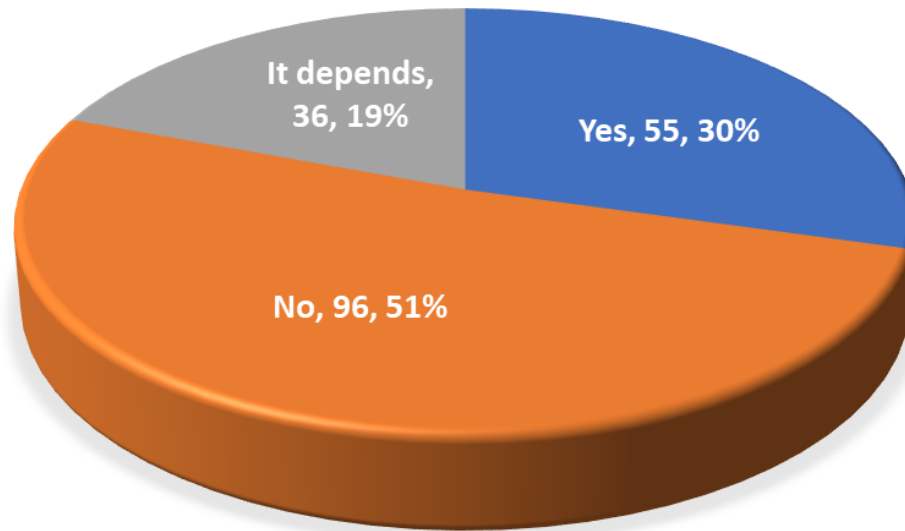
The indoor bowls facility was felt to be inappropriate or not needed by 9 individuals, and 6 others commented that it is in the wrong location and should be more central to the town. Just 3 people supported the idea of an indoor bowls facility. 22% of those who responded made comments on health facilities; improved healthcare facilities were supported, but doubts raised about the staffing of such facilities and the ongoing costs of managing and maintain them. Some residents were also sceptical of developer promises to bring forward community facilities given that they have previously experienced these not being fulfilled. The suitability of the location of this site for housing was questioned by 15 residents who were concerned that it would generate increased car use and traffic congestion in the town and the wider area.

For full community comments see [Appendix 9](#)

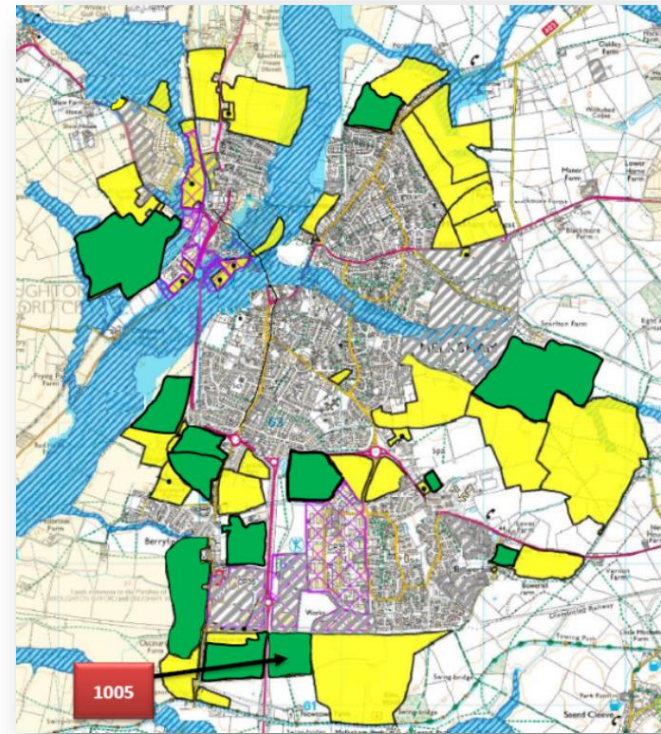
Housing Site Number 1005, Bowerhill (land east of A350)

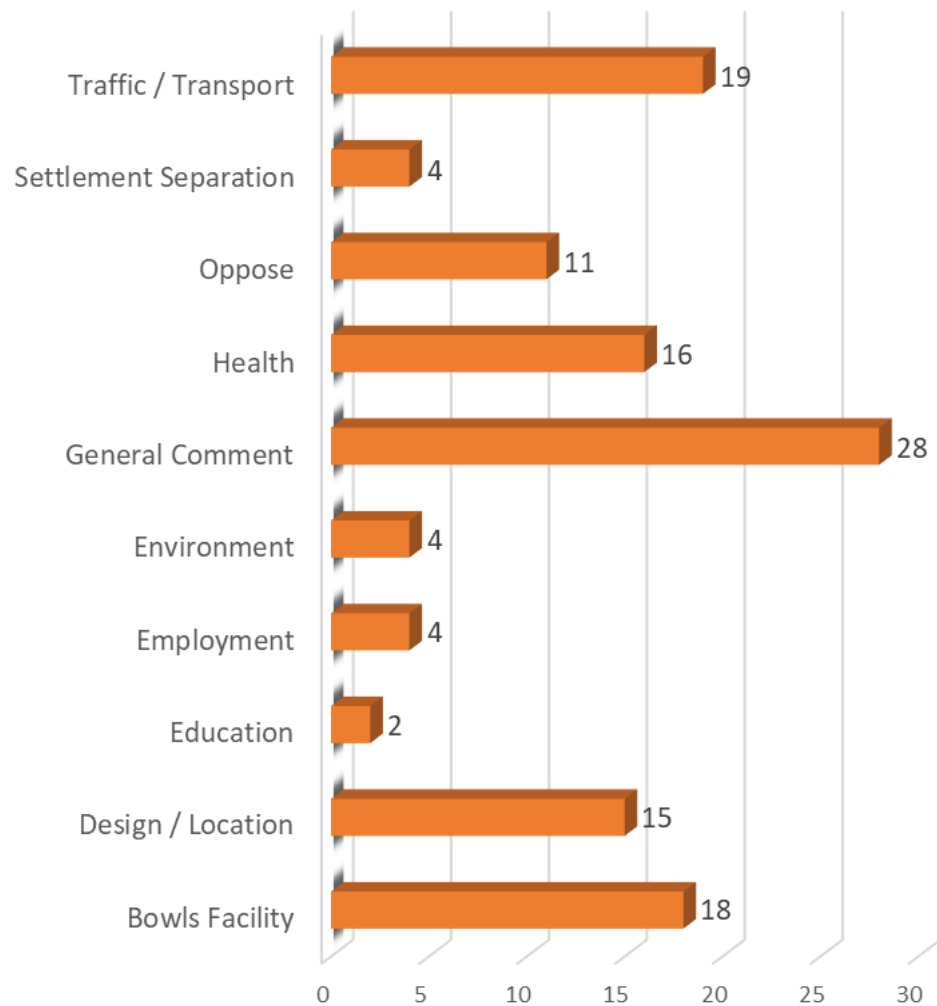
Would you support the development of this site for approximately 180 dwellings, if the scheme included the following:

- A mix of dwellings and commercial property
- Land for an indoor bowls facility



187 ANSWERED QUESTION





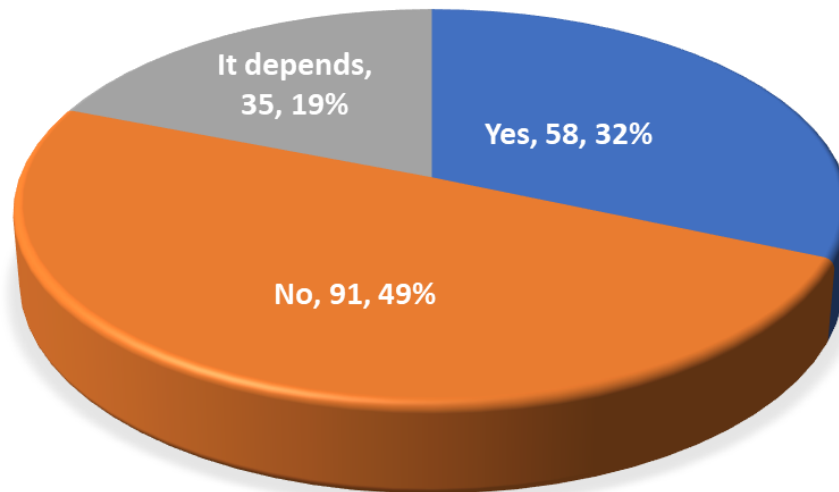
187 people answered this question, and 66 provided additional comments to support their answers. The quantity of housing and the location were a concern to 21 residents who felt that the site is too large and too far from the town to be a sustainable location. 11 residents considered that the area is more suited to commercial development than housing, due to its location and access onto the main road. The indoor bowls facility was not supported in this location by 7 residents, and a further 5 felt that it would be better located within the new Campus or in the Town Centre where it would be more accessible. 18 individuals made comments to reinforce their opposition to this site, with the reasons given including traffic problems, the inaccessible location and an overall desire to restrict the number of new houses built in the area. Several residents were concerned about development of large greenfield sites, and the growth in the town overall, with many expressing concern about the medical, education and transport infrastructure to serve the town.

For full community comments see [Appendix 10](#).

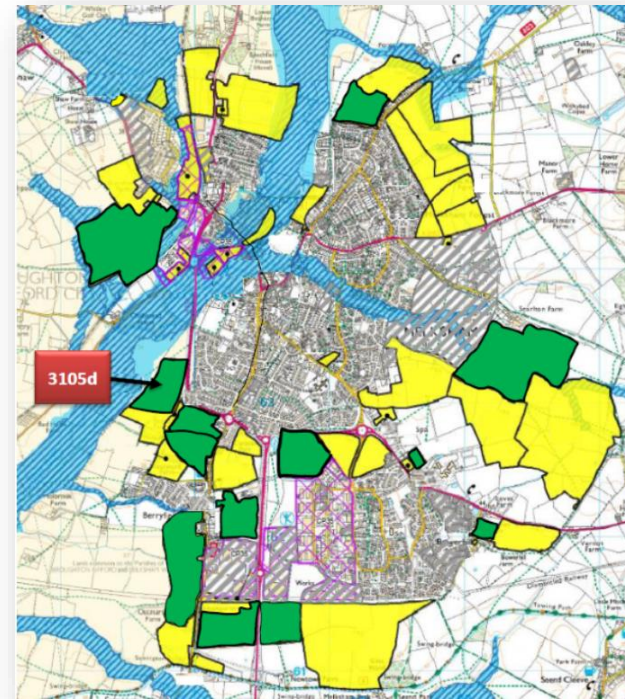
Housing Site Number 3105d, Boundary Farm, Berryfields

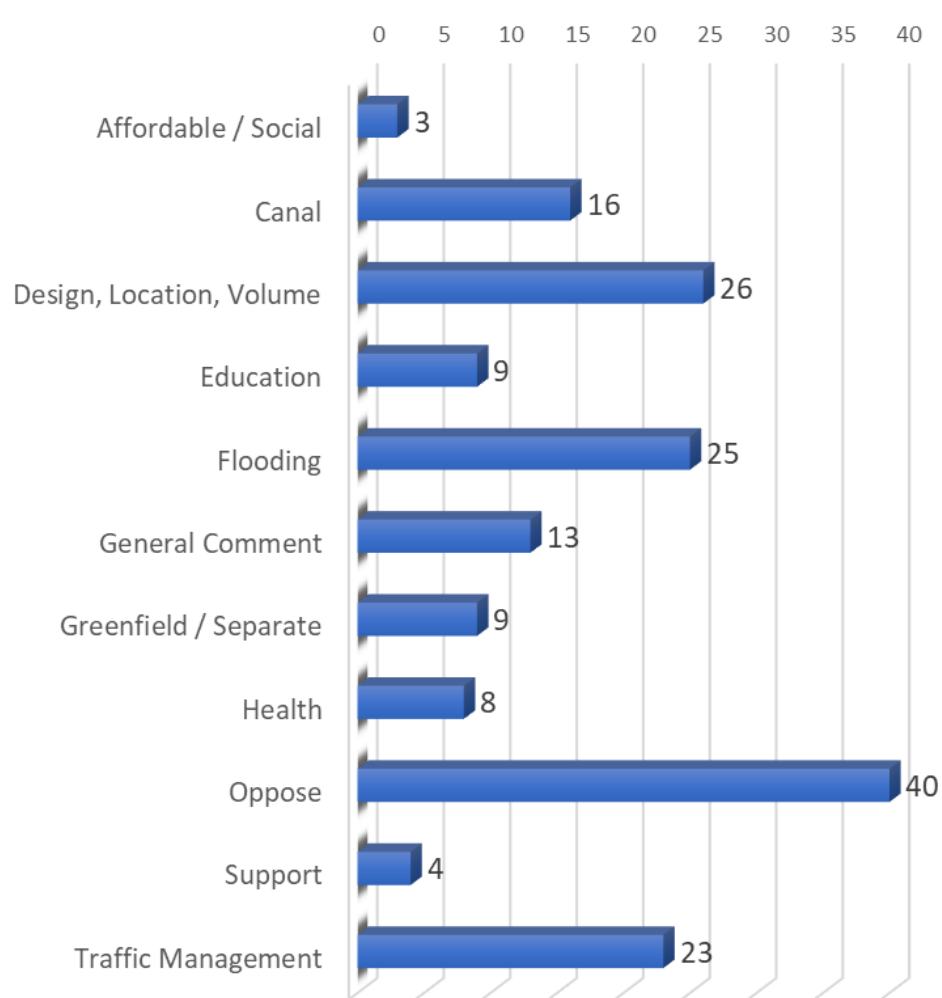
Would you support the development of this site for approximately 500 dwellings (over the next 20 years), if the scheme included the following:

- Potential provision of a school or funding for off-site schools
- GP facilities or funding for off-site facilities
- Links with the Berryfields community
- Contributions towards the Canal Link
- Extension to cemetery/cemetery parking



184 ANSWERED QUESTION





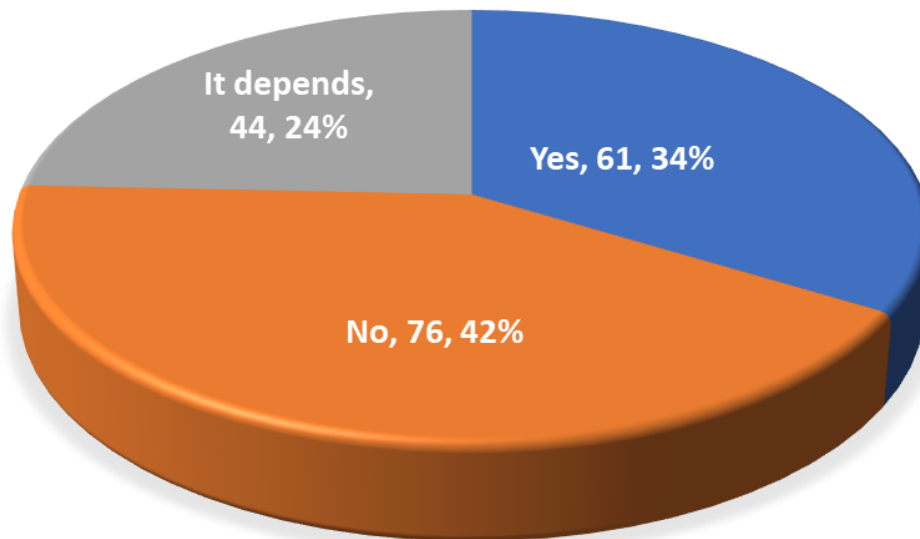
There were 184 responses to this question, with 80 long-answer comments made. 31% of those who gave written answers to this question expressed concern about the possibility of flooding on this site, and half of those who responded gave answers to reinforce their opposition to the development of housing here. Many of those who made comments noted the loss of greenfield land, and the overall volume of houses as being reasons for their objections. Some respondents were supportive of the idea of the development contributing towards the Canal Link, whilst others felt that Melksham has higher priorities which should be funded first, in particular transport infrastructure. 8 individuals commented on the suggested cemetery extension, with 4 of these supporting this provision, and 4 questioning whether this is the best location and whether there is scope for expansion and parking here.

For full community comments see [Appendix 11](#).

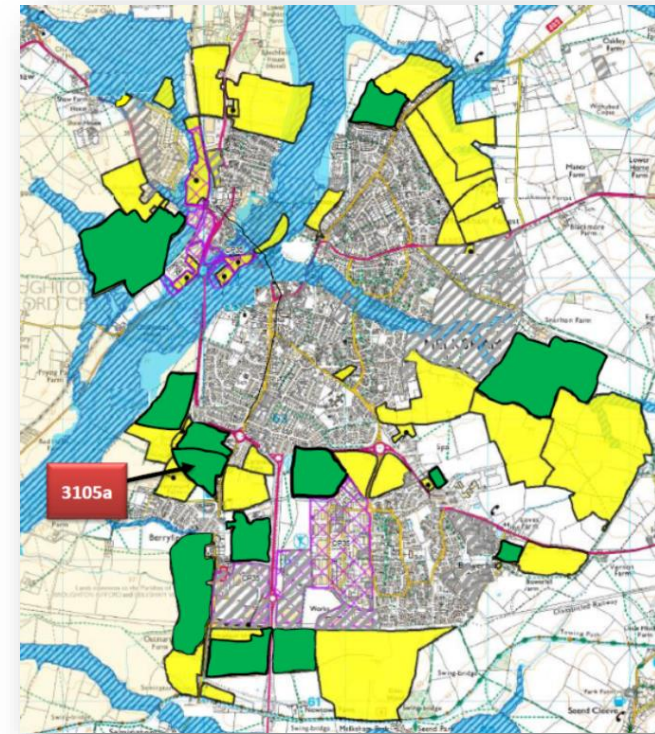
Housing Site Number 3105a, Land north of Berryfields

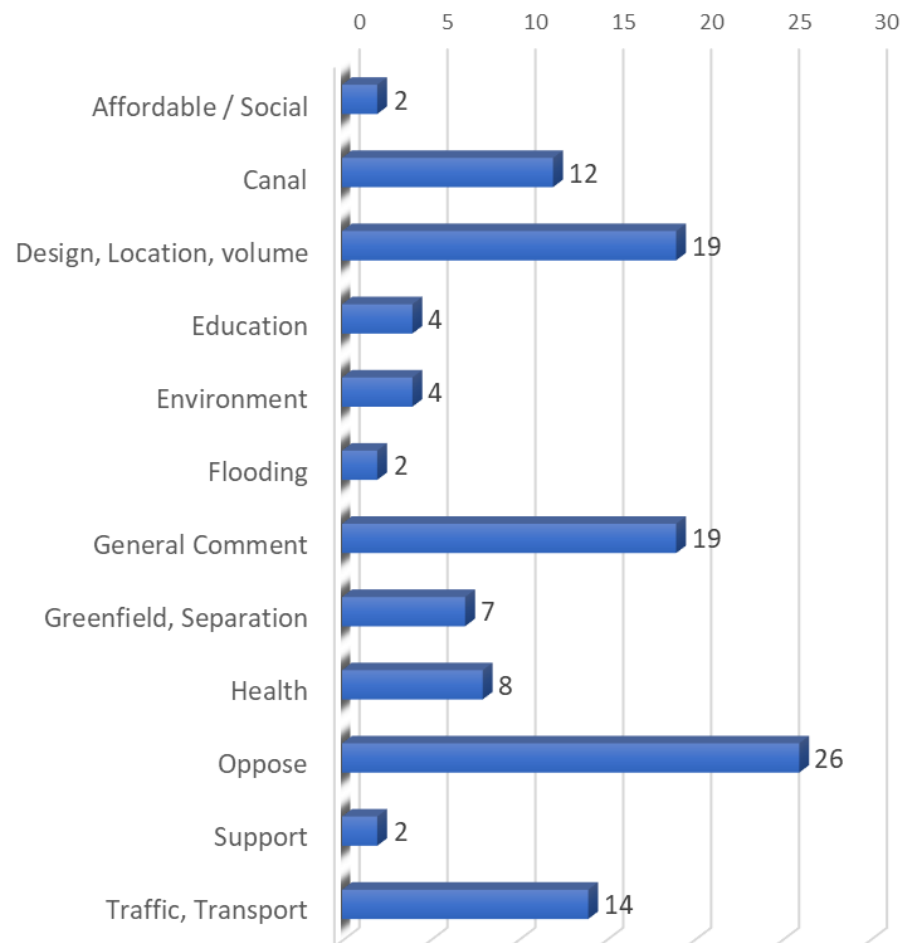
Would you support the development of this site for 200 mixed dwellings, if the scheme included contributions towards the following:

- Canal Link
- Village Hall
- Provision of alternative access roads into Berryfield estate



181 ANSWERED QUESTION



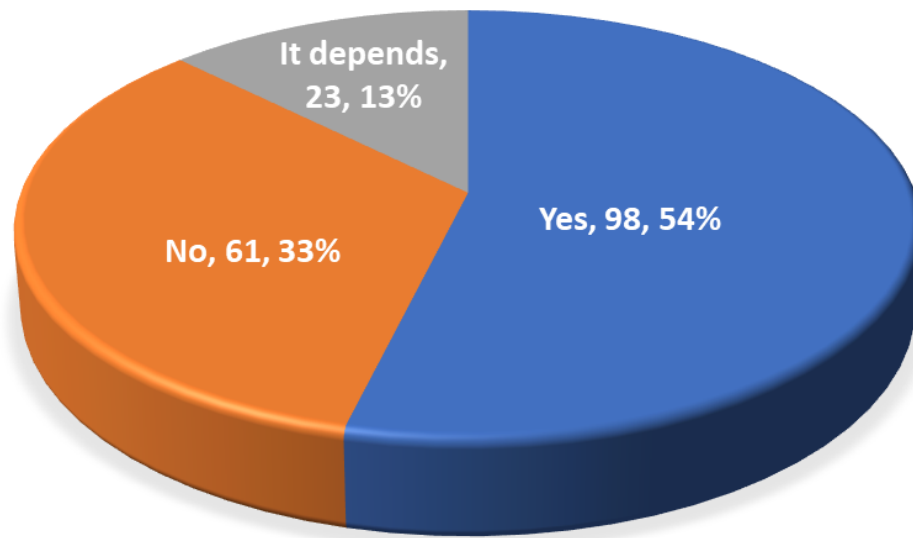


The development of this site was supported by 33% of those who answered the question, with a further 24% answering “it depends”. Many of those who responded were concerned about the amount of housing proposed and the cumulative effects of this and other potential housing sites on Melksham. Residents felt that infrastructure needs to be improved in the town before further housing growth is permitted, to reduce the impact on existing residents. 14 people made comments about traffic and transport, and many were concerned about congestion on the main roads especially at peak times. The loss of a greenfield site, a valued open space, and the joining of Berryfields to Melksham were a concern for several residents, with 11 making comments on these issues. One respondent commented that another development already underway nearby is committed to providing a village hall and so felt that offering such a benefit here would be inappropriate and unnecessary. Other respondents, although positive about the possibility of a village hall, questioned how the ongoing costs of maintenance would be met.

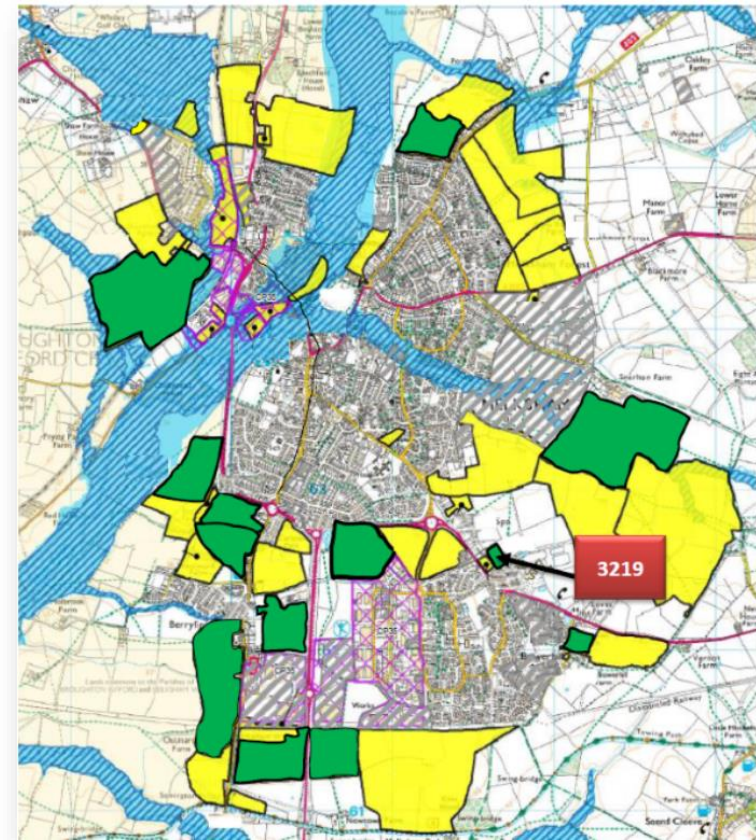
For full community comments see [Appendix 12](#).

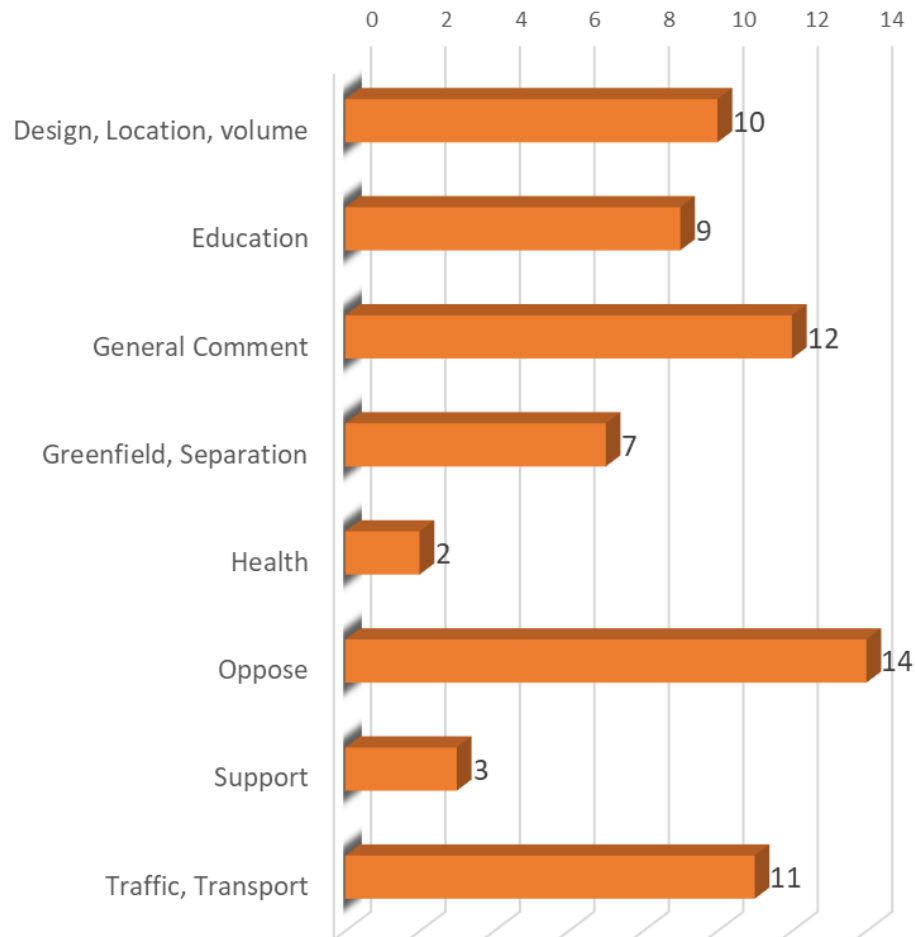
Housing Site Number 3219, Land to the rear of Woolmore Manor, Bowerhill

Would you support the development of this site for 10 dwellings, if the scheme included the provision of a safe route to the primary school?



182 ANSWERED QUESTION





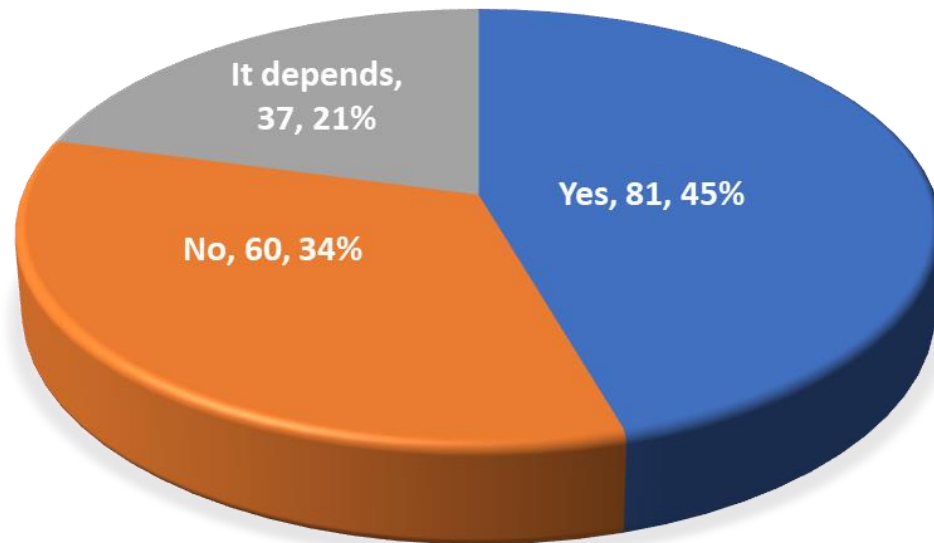
This question was answered by 182 individuals, 41 of whom provided further comments to support their answers. 5 individuals commented on the proposed benefit of allotments, several questioned whether this is necessary and stating that there are unused allotments already in Melksham. Concerns about flooding were raised by 8 respondents. 12 residents commented on the location and volume of dwellings proposed, with several noting that the site appeared small for this quantity of housing, and others raising concerns over the impact on the character of the village of Bowerhill if it were to grow. Access, traffic congestion and transport issues were raised by 12 people, who were concerned that local roads do not have the capacity for further traffic growth. Comments about health and education infrastructure were noted by 11 respondents who felt that housing growth should be matched by new facilities.

For full community comments see [Appendix 13](#).

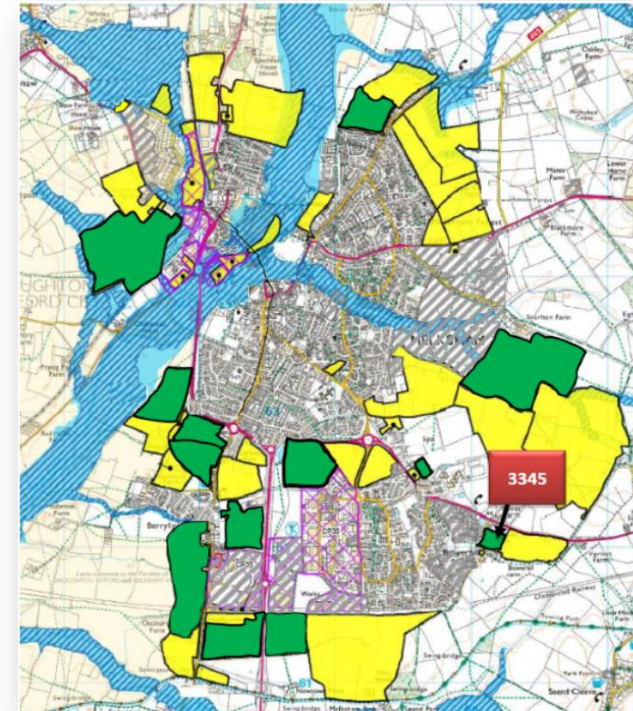
Housing Site Number 3345, Old Loves Farm, Bowerhill Lane

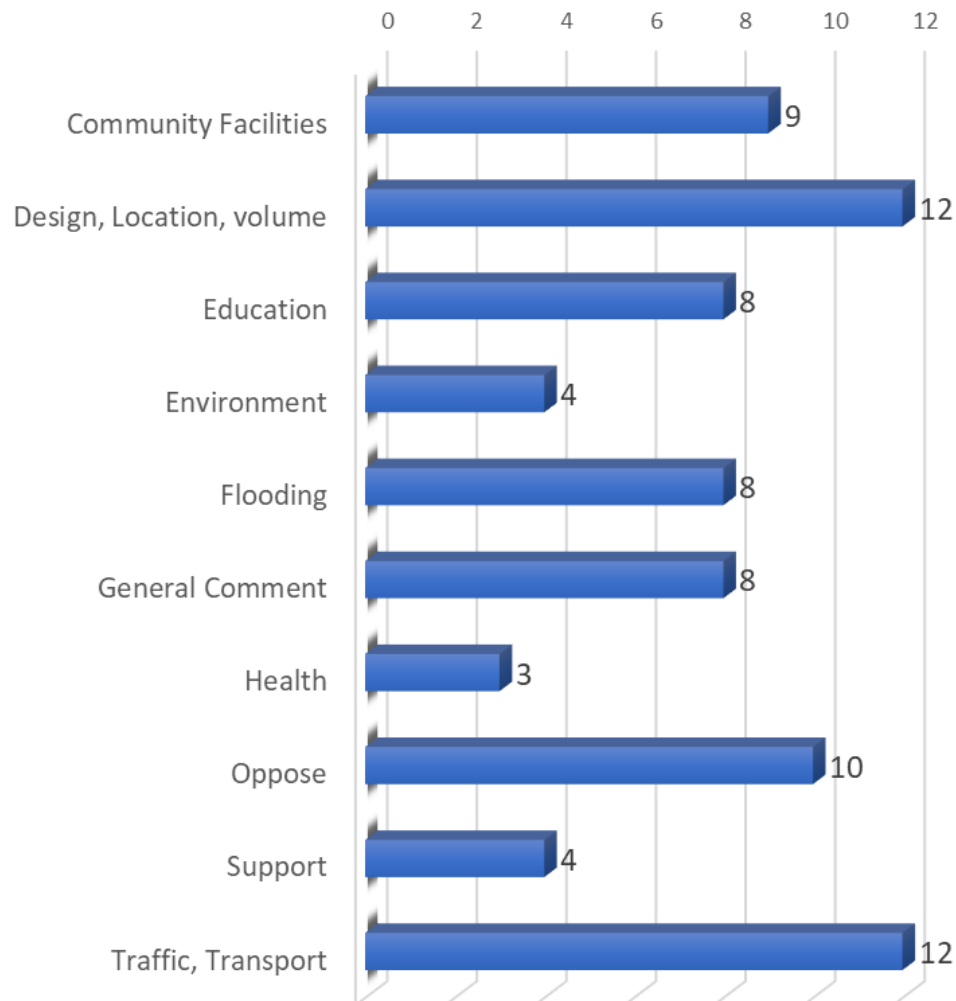
Would you support the development of this site for 70 dwellings, if the scheme included contributions towards some of the following:

- Flood prevention measures
- Safe cycle/pedestrian access (bridging the road)
- School provision
- Facilities for young people
- Allotments



178 ANSWERED QUESTION





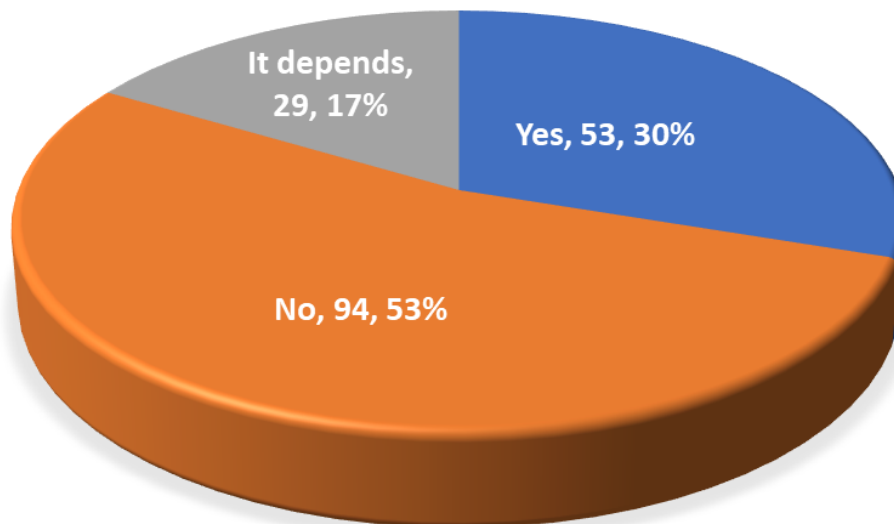
178 individuals answered this question, and 41 provided additional comments to support their answers. The development of this site with the above community benefits was supported by 46% of those who responded. 12 individuals made comments on the design, location and quantity of development proposed, with several people remarking that the site appears too small to accommodate 70 dwellings, and that development in this location would detract from the village feel of Bowerhill. Although some residents supported the idea of new allotments, others commented that there are unused allotments elsewhere in the town and therefore felt that these are not required. Flood risk was a concern for 8 residents, who also had concerns about the increased likelihood of flooding to other parts of the town as a result of developing this site. Traffic and transport comments were made by 12 respondents who were concerned about road capacity, safety and the need for a bypass. 4 people made comments specifically in support of developing this site with the proposed community contributions.

For full community comments see [Appendix 14](#)

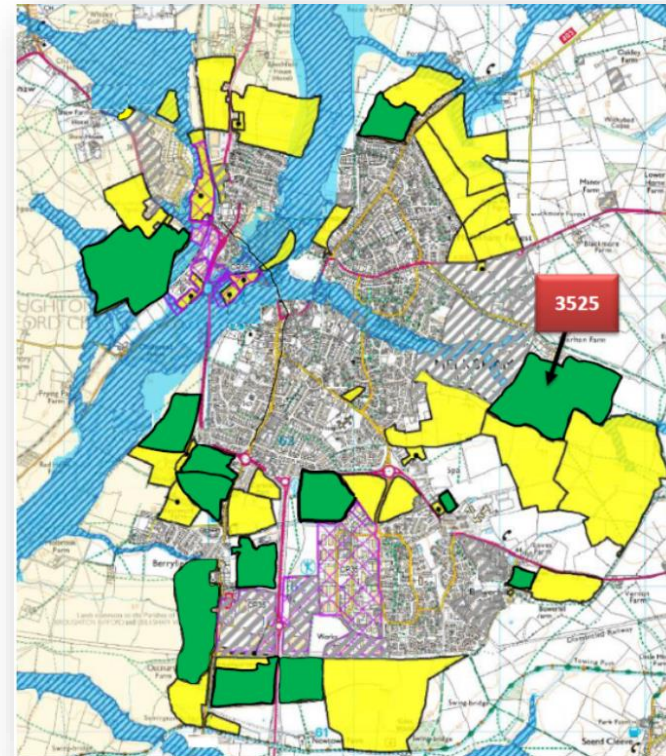
Housing Site Number 3525, Land at Snarlton Lane

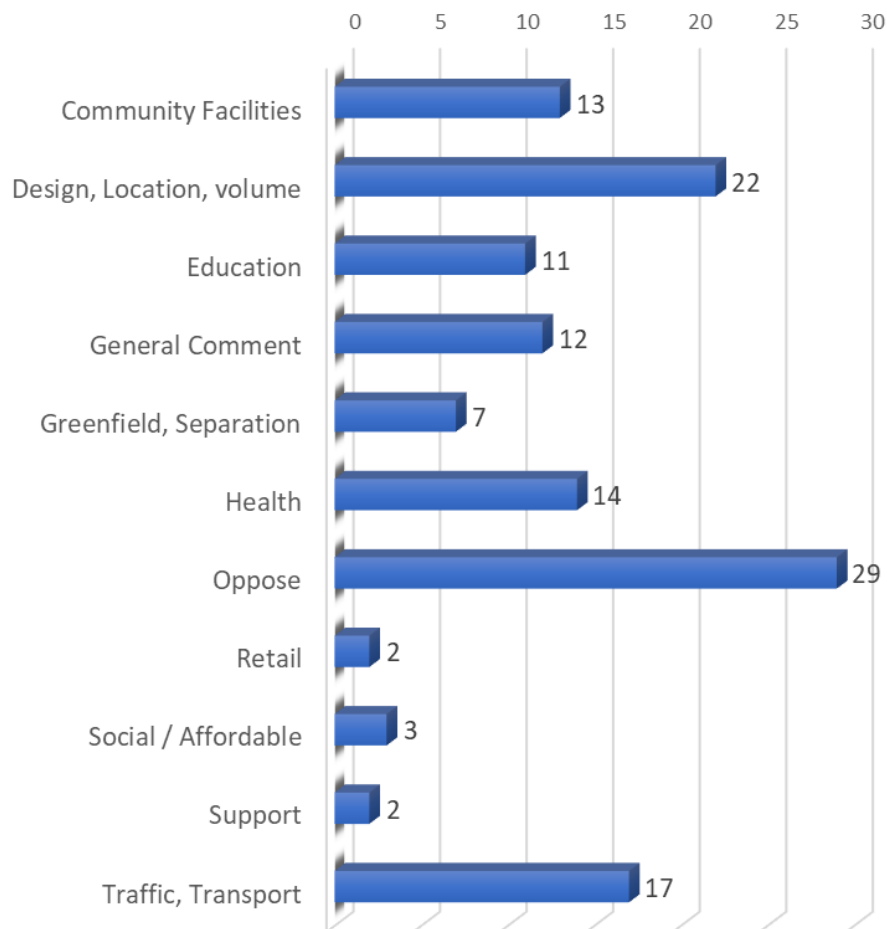
Would you support the development of this site 545 mixed size/type/tenure dwellings, if the scheme included the following:

- Allotments
- Sports Hall and car park
- Multi Use Games Area
- Outdoor Play Space



176 ANSWERED QUESTION



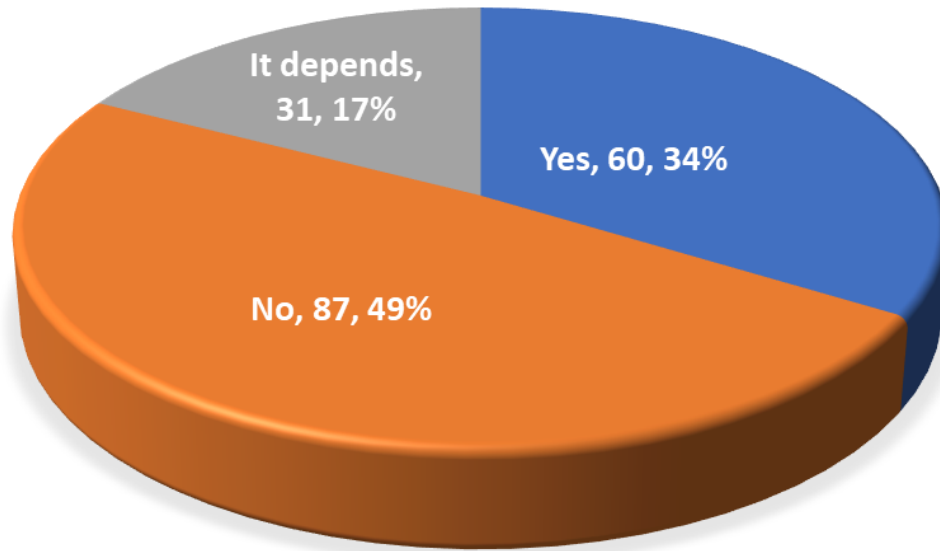


176 people responded to this question, and 71 provided additional comments. 53% of those who responded said they did not support the development of this site, even with the inclusion of the stated community benefits. The key objections raised were that the infrastructure of the town would be unable to cope with the additional residents and that the site is too large. 22 people made comments about the design, location and volume of development proposed, with various comments about the distance from the town centre, and questions about whether the town needs to grow to this extent. Several individuals commented that they would support the development of this site, and suggested that a mix of development including affordable housing could benefit the town. A number of people questioned whether this would be the right location for new community facilities, given the Campus proposals which will offer some of these facilities.

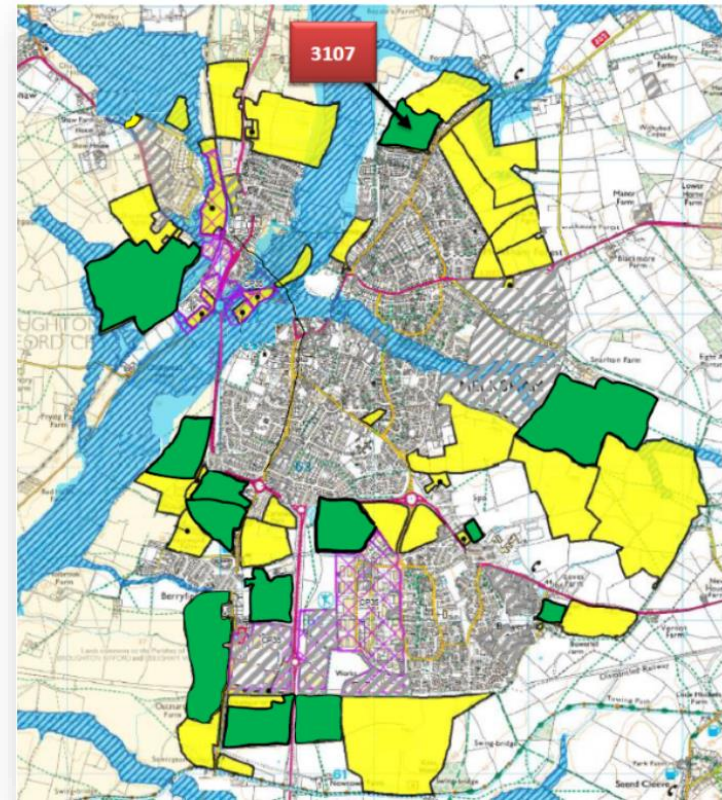
For full community comments see [Appendix 15](#).

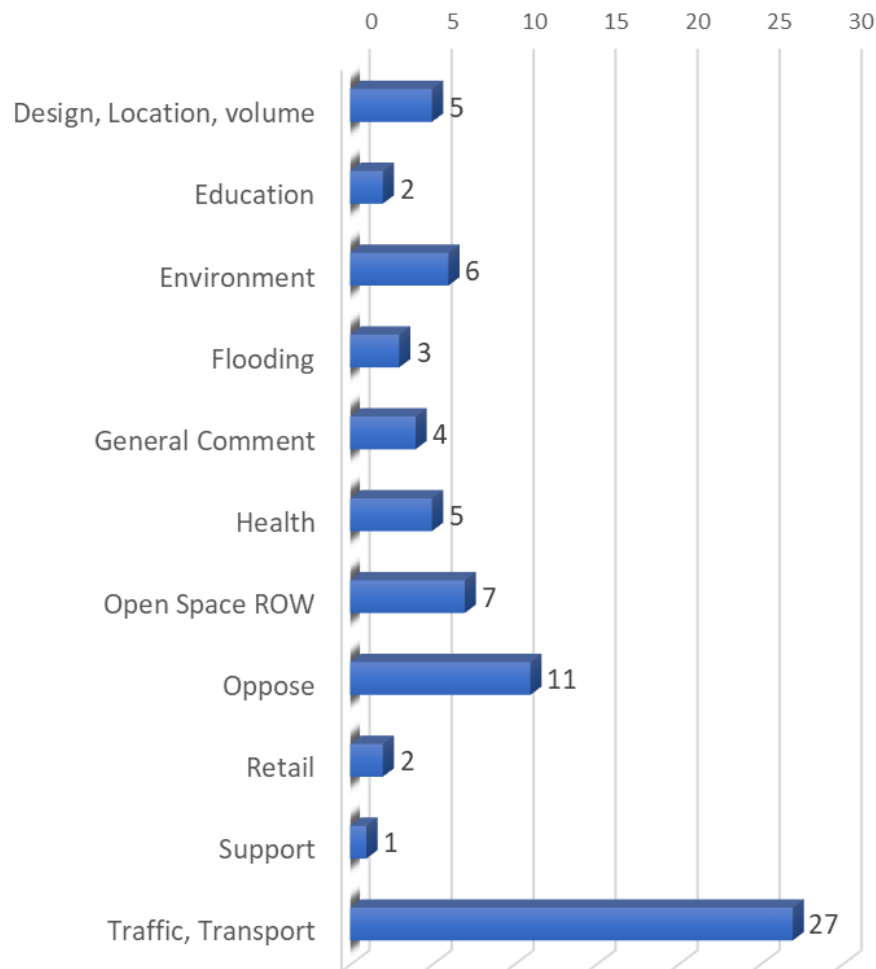
Housing Site Number 3107, Land at Woodrow Road, Melksham

Would you support the development of this site for 80 dwellings if the scheme included public open space and improvements to public rights of way?



178 ANSWERED QUESTION





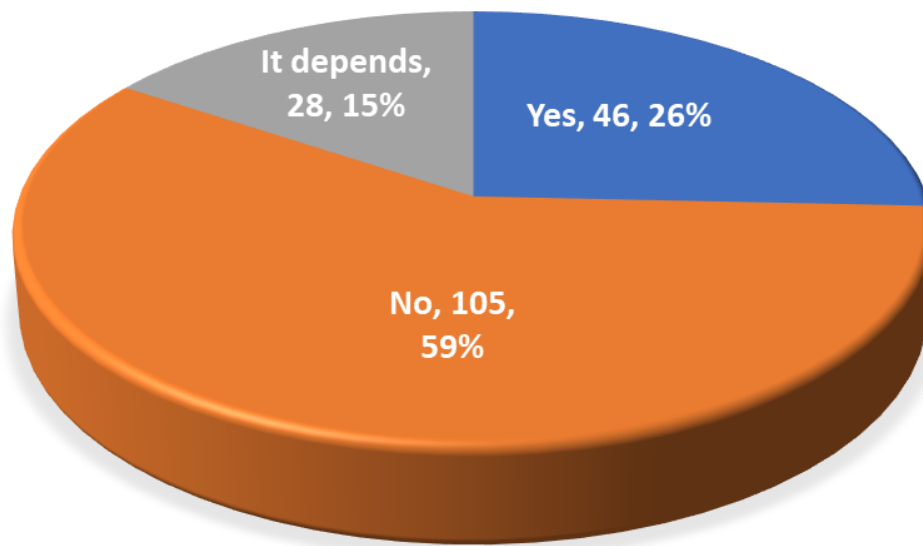
45 respondents provided long answers to this question, with a total of 27 making comments on traffic and transport. The issues raised, as with many of the sites, were around access, traffic congestion, narrow over-used lanes and road safety, especially for pedestrians and other vulnerable road users such as cyclists and horse riders. 7 respondents commented on the offer of additional public open space and improvements to the public rights of way, and whilst these gains were on the whole supported, they did not support the development of this site, which is used by the community as walking/recreational space. 6 people were concerned about the loss of greenfield land and the implications of this development for wildlife.

Or full community comments see [Appendix 16](#)

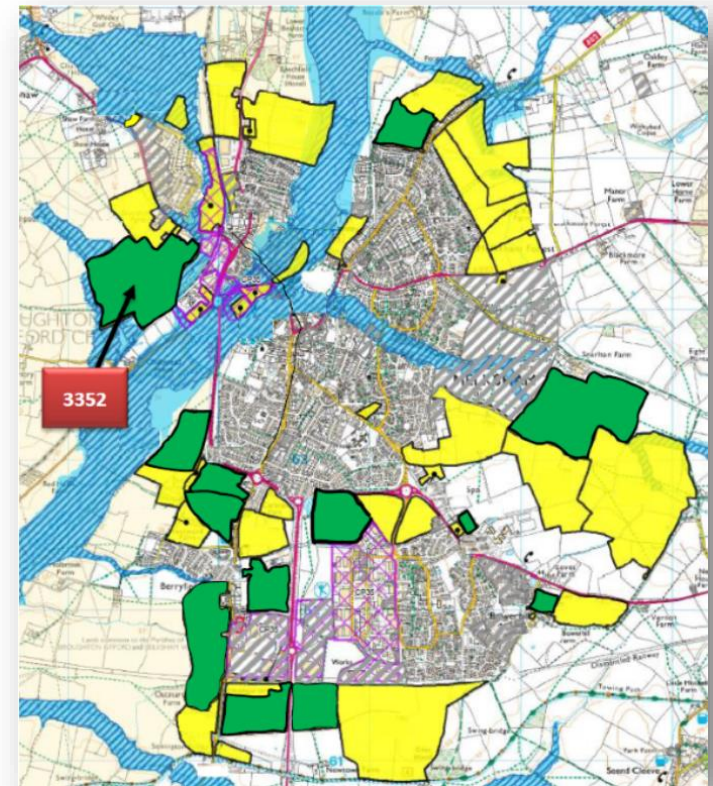
Housing Site Number 3352, Roundponds Farm, Bath Road

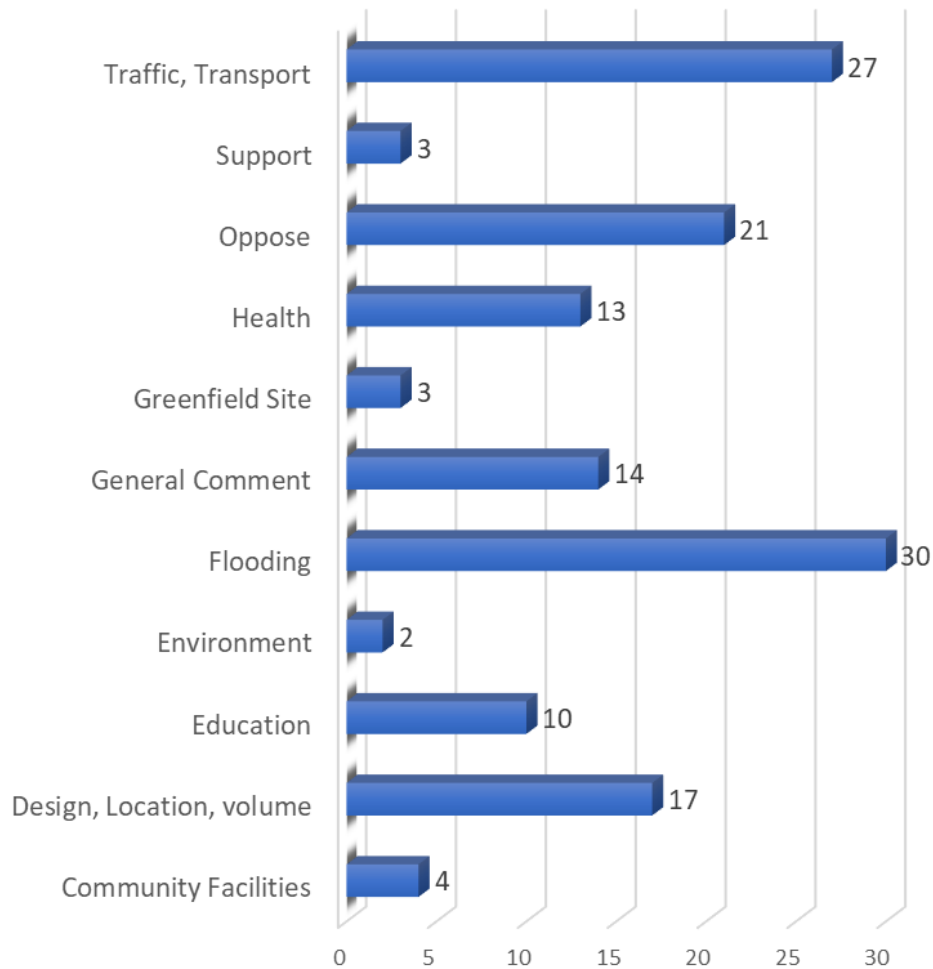
Would you support the development of this site for 400 dwellings if the scheme included the following:

- Public open space
- Support for Melksham railway station
- Improvements to public rights of way?



179 ANSWERED QUESTION

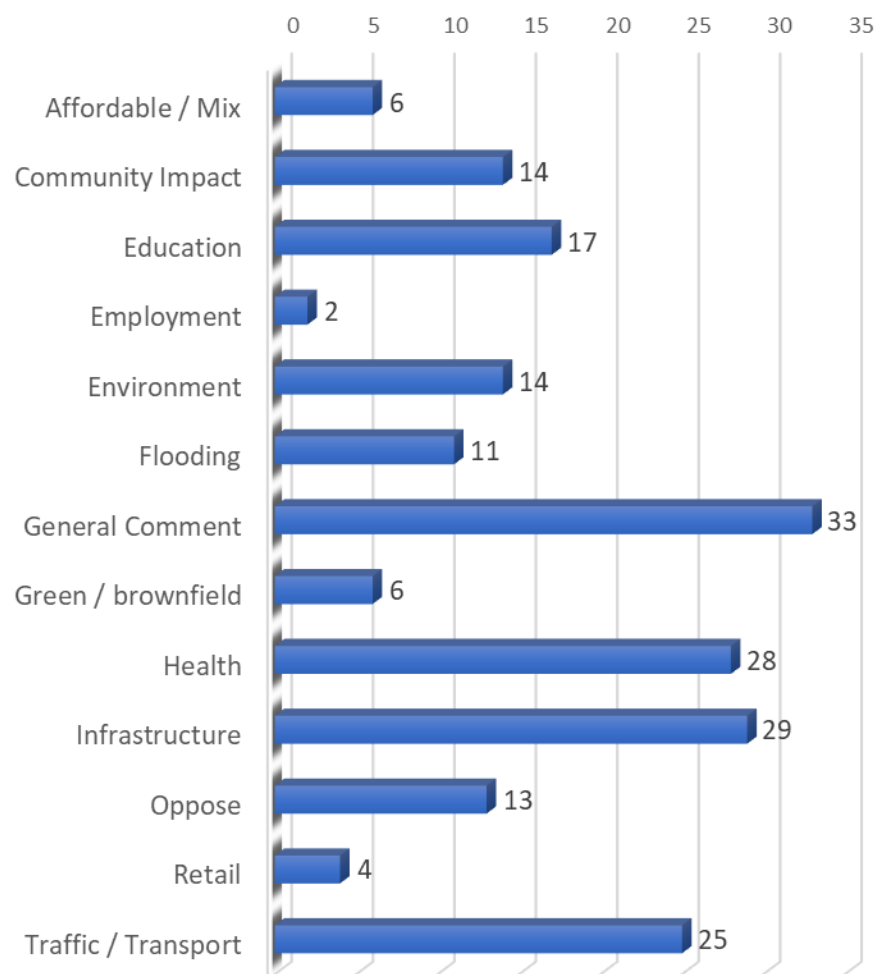




79 residents made comments to support their “yes/no/it depends” answers, with flooding and traffic/transport concerns being most frequently raised. 38% of those who provided comments noted flooding issues, with many concerned that developing in this area would worsen flood problems in other parts of Melksham. Whilst residents were supportive of improvement to rail services, they questioned the specifics of what is being proposed and many believed that improvements were already being made to the station and train services, outside of this development proposal. The need for additional services, facilities and employment to serve the existing and any new population was raised by many people, who commented that health, education and transport facilities are currently stretched. 3 individuals made comments to support the development of this site, suggesting that if it were to come forward with the necessary level of community facilities it may be acceptable.

For full community comments see [Appendix 17](#).

Further Comments



The survey asked residents whether they had any further comments in relation to the Neighbourhood Plan, and a total of 99 comments were made. Many residents reinforced their comments on the individual housing sites by stating that new development would need to come with new facilities and road solutions. Whilst many are not against the development of some new housing, the location, design, amount and the timely provision of adequate infrastructure are of huge importance to people.

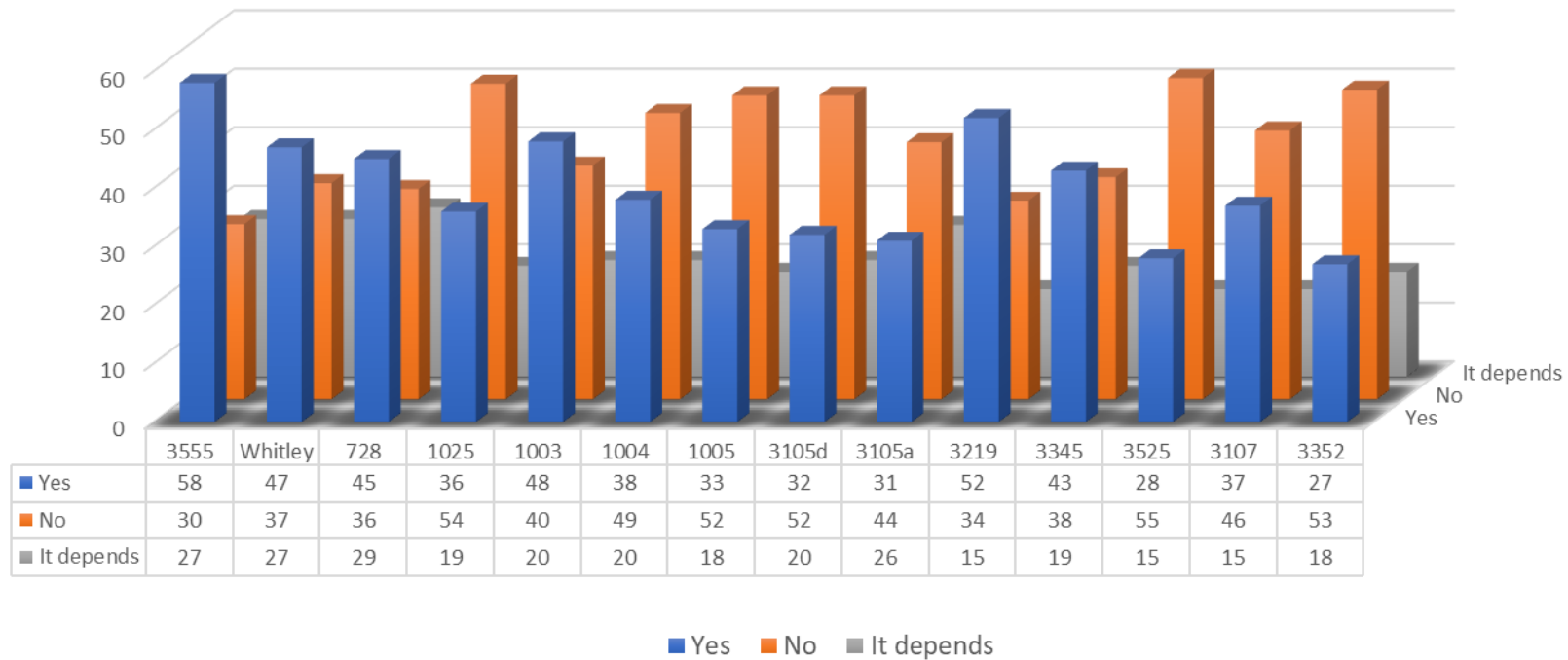
Concern was expressed about development on large greenfield sites, and about how the needs of new and existing residents will be met. Affordable and social housing to meet the needs of the local community was felt to be important by 6 residents, who felt that mixed development sites offering a range of housing options could be positive for Melksham. More job opportunities and a greater range of shops in the town centre were noted by several people, who felt that Melksham would become more self sufficient if these improvements were made.

For full community comments see [Appendix 18](#).

Next Steps

The chart below reveals the comparative support for each of the housing sites evaluated and allows them to be easily contrasted.

Summary comparison of sites



This report forms part of the Evidence Base for the Neighbourhood Plan, and demonstrates community views and concerns about future housing. Following this report, an Issues Report will be compiled, which sets all the community evidence collected over the last two years alongside the planning policy at local and national level. The purpose of an Issues Report is to review community needs and aspirations alongside the planning “rules”, ensuring

that as the Neighbourhood Plan continues to develop, it maintains conformity with the higher-level policy; this conformity is essential for the Plan to meet its Basic Conditions through Examination.

The Issues Report will then inform the development of a set of options covering all the Plan's themes; all possible options for resolving the issues must be thoroughly investigated and evidenced in order to ensure that the best and most sustainable solution is selected.

Appendix 1: Consultation Comment Received from the National Trust

Comment Received by email from Mark Funnell, National Trust

On 21 November 2017 at 11:49:52, Funnell, Mark (mark.funnell@nationaltrust.org.uk) wrote:

Dear Sir/Madam

I would like to comment on behalf of the National Trust in response to your survey below, although as we have a more focused area of interest, I have not filled in the survey online.

Essentially, we are extremely concerned about rat-running traffic travelling through Lacock village and adversely affecting its residents, visitors and historic character. Often during rush-hour drivers from the north and east sides of Melksham will use Forest Lane and Lacock to access the A350 (northbound) – see attached map which shows this.

This was the main reason why we objected to housing on the site off Woodrow Road (the site labelled as 3107). We also noted that Woodrow Road and Forest Lane are part of the national cycle route no. 403. We noted that there was an existing problem that further housing in this location would only exacerbate. We advocated that – unless a new road link could be provided to the A350 on the north side of Melksham – no such substantive housing developments should be approved on this side of the town.

Turning to the current survey, we continue to oppose housing on site ref. 3107, and on any of the yellow sites on the north-east side of town; and we would also be very concerned about any new housing on the east side of town, including site ref. 3525, which are also likely to lead to additional traffic rat-running via Forest Lane and Lacock to access the A350.

I trust that the above comments can be taken into account as the Melksham Neighbourhood Plan is progressed.

Many thanks

Mark Funnell MRTPI

Planning Adviser

t National Trust, South West Region

Place Farm Courtyard, Court Street, Tisbury, Wiltshire, SP3 6LW

Tel. 01747 873250

Appendix 2 – “Other” answers – Q1 where did you hear about this survey?

| | | |
|------------------------------------|---|--------------------------------|
| Leisure Centre | Melksham residents page | Local newspaper |
| Left in workplace | George Ward Gardens page | Historic Melksham |
| Library | Shurnhold and Roundponds | email; Melksham News |
| Shaw & Whitley Village Page | theresa strange woodrow | Historic melksham |
| Melksham historic | Historic Melksham | George Ward Gardens residents |
| Melksham community | personal | The Sham Shout outs |
| Teresa strange | Historic Melksham | The Sham Shoutouts |
| Teresa strange | Historic Melksham | The Sham Shout Out |
| Melksham Without | Via Teresa Strange in the Shurnhold and | Sham Shout Out |
| Atworth village | Roundponds page. | Melksham Now & Then |
| Terry Strange | Zwiltshire Times | Neighbourhood plan meeting |
| Melksham history | Local newspaper | Sham shouts out |
| Shaw & Whitley Neighbourhood | Wiltshire times | Historic melksham |
| Shaw and Whitley | Melksham News | Historic Melksham |
| Whitley group | Melksham News | Historic Melksham |
| Historic Melksham | Town newspaper | Historic Melksham |
| Historic melksham | Melksham News | Shaw & Whitley |
| Parish Council | Melksham News | Melksham Our Community Matters |
| Teresa strange | melksham without parish council | Melksham Newws |
| Historic melksham | Local newspaper | melksham |
| historic melksham | Town council meeting | Melksham News |
| Historic Melksham | NP | Melksham News Paper |
| George Ward Gardens Residents Page | Google | Melksham News |
| bbc wiltshire | Melksham News | melksham news |
| From MWO | Melksham news | Melksham Neighbourhood Plan |
| historic melksham | Melksham Independent News | melksham news |

melksham without
google
Email
Event Write Up
word of mouth
Melksham Town council
Historic Melksham
Historic Melksham
Historic Melksham
Historic Melksham
Facebook
Melksham News
Historic Melksham
George Ward Gardens
Trans Wilts Community Railway
George ward page
Shout Out Melksham
Historical Melksham
Sham shout out
Email
sham shout out
Wiltshire Times Newspaper
Melksham Area Partnership
Event Write Up
Via Teresa Strange in Historic Melksham
group
Via Teresa strange in historic melksham
group

Historic Melksham
Historic Melksham
Melksham news
Shout out melksham
A friend shared it
Shurnhold an roundponds
Woodrow community
Melksham News
Melksham news
Sham shout out
Woodrow road group
Sham Shout Out
MWP
email from the Community Area
Partnership
Shurnhold and Roundponds
Melksham without
Local newspaper
Villages of Shaw and Whitley
Council meeting
slip of paper handed out at public
consultation
Woodrow Road
Melksham news
Local melksham news
Email

Appendix 3 – Q5 – Details to support answers - If the quantity, location and community benefits could be locally defined (through the Neighbourhood Plan), would you support some limited housing growth in Melksham and Melksham Without?

| | | |
|---|--|--|
| <p>We need Housing to rent for young people</p> <p>Affordable housing is a must!</p> <p>more social housing needed</p> <p>Low cost rental accommodation possibly</p> <p>If the infrastructure is there to support and also local jobs and if it's properly affordable for young buyers</p> <p>Needs to be starter homes mot 4 / 5 bed houses</p> <p>Yes we need more social housing for young people and bungalows for older people</p> <p>more housing is needed to allow the younger generation to get on the housing ladder</p> <p>it depends on the benefit</p> | <p>it must be sympathetic to existing residents</p> <p>I do not trust developers to always provide the 'community benefits' they promise.</p> <p>On the actual type and size of housing coupled with the other criteria of quantity, location and current benefits that may be lost and the future community benefits to be gained</p> <p>It would depend on total of all three criteria across the area</p> <p>If the plan also defines sensible housing mix and accompanying infrastructure requirements.</p> <p>There would need to be significant infrastructure improvements i.e. roads, schools, healthcare, waste management, open spaces</p> | <p>They are often defined, such as play areas on Hornchurch estate or Drs Surgery on Cranesbill estate. Yet once the houses are built, the infrastructure rarely follows. There should be more horse and less tail. eg Primary School first, Dr surgery first etc. Developers have big enough pockets to pay Section 106 or equivalent upfront to effectively bridge any infrastructure building</p> <p>New housing is needed but it mustn't be to the detriment of present housing(e.g. Increase flood risk). We also need the facilities to support - doctors, community halls etc etc</p> <p>it depends on how it affects the local area that we reside in.</p> <p>It depends</p> <p>It depends</p> |
|---|--|--|

depends

What is being offered

Very small, low cost, as opposed to 'affordable'. Local people cannot afford to remain the area. I have worked in quite a few properties on the skylark estate. All are from outside the area, eg Bristol, as priced out. We do not want to become a town wher people just come to sleep.

Define "limited"? I'd love to see a LOT more development if it meant the associated community benefits could be guaranteed

Only if the benefits were built/available before any housing construction

Where it is, what additional facilities are being put in to cope with the additional people.

Depends on where and what infrastructure is put in place

We have so many houses being built, keep them roughly in the same area and i cannot see that it would be a problem

We need to keep the structure if thr villiages

the finished town needs to be harmonised and not patch work

As long as Brown field sites are used

I want to see the redevelopment of redundant commercial, industrial and agricultural structures. I am against development on greenfield sites

What type of housing and where it is.

Precise location and size of each development

Type & siting of houses

On where building takes place

What housing and where. Not many though.

Depends where it is

No blank cheque to development

In areas where there are houses already built with room for expansion

How limited?.

Infill development or small scale

Infill fine. Infrastructure, particularly GPs needs to the mprove first.

Brownfield only with bigger investment in infrastructure

Brownfield sites only and only if infrastructure is improved before houses built

There would need to be enough of school places work opportunities leisure facilities etc

Impact assessment needed

Where is important due to the flooding issues across the area

So far, developers seem not to care about the environment they are developing

Why should Chippenham grow faster than Melksham

There has been a lot of housing development in recent years and I would not like to see any more green belt being built on

Not if greenfield development

Green belt should be protected at all times

Only brown field not green field sites

I don't think there should be any more green field development. Redevelop old industrial land

depends on whether it is greenfield or brownfield site

Should use Brown field sites

Traffic flow, schooling, protection of green space need to be addressed

Not until the infrastructure of the town is improved the roads are already packed and the flooding in Shurnhold is still an issue.

send residents details first

People are having more / multiple children, older longer living population / more people moving to Melksham

More people are having more / multiple children, more people move to melksham, so the town needs more residences

Will be looking to get onto the housing market

Melksham will like most wiltshire towns be expected to take extra housing so perhaps a plan that was put forward where the majority preferred to have the extra housing and benefits it could bring was agreed on.

Only if there were guaranteed provision made for adequate medical services and a hospital, as quite frankly the under provision of these services is scandalous in the town

If we have the ammenaties to support the houses ie hospital, doctors etc

Melksham has the need for some sort of small hospital or minor injuries unit, etc

We would need more schools and Dr surgeries

Subject to extra amenities, education health etc

More doctors dentists and schools before more housing.

More schools and doctors surgeries before more housing

aS LONG AS THEIR IS ADDITIONAL SUPPORTS SERVICES - SCHOOLS / DOCTORS

Only if the issues around schools and health facilities are fully addressed

More schools, doctors surgery and dentists. Better shopping facilities

Schools, Roads, Medical, Community & Leisure Centres to be built first.

on whether there is more doctors/dentist surgeries, library, keep fit and other services too

On the additional infrastructure that will come with the development.

If infrastructure included to support it.

Area needs to absorb the existing housing and let facilities catch up.

All the logistics have to be readily available to support the existing and new communities.

Housing needed/resources must grow to match

Only if infrastructure included in development - already unsustainable

The infrastructure cannot cope with the housing and population we already have.

Would require adequate infrastructure to support new housing. We don't currently have that.

Infrastructure is never considered.

If it comes with the necessary infrastructure to support it

Melksham NEEDS to have a period of at least 10 years with no further building. As stated we have met our quota. We need to improve our infra-structure BEFORE any further houses are built. Our two councils need to start being far more pro-active and stand up to the Wiltshire Council

Not until infrastructure is able to cope with the increase

growth in local infrastructure must occur to support current population and future growth

Infrastructure needed first

Infrastructure needed first

Provided there is a supporting infrastructure for the housing increase set in tablets of stone prior to implementation.

Provided there is a supporting infrastructure for the housing increase set in tablets of stone prior to implementation.

whether the correct infrastructure comes with the development.

At present there have been a huge number of houses etc built with no consideration for an increase in facilities

Provided there is a supporting infrastructure for the housing increase set in tablets of stone prior to implementation.

Infrastructure needs to be in place first along with adequate social facilities to include schools and healthcare

Infrastructure of the town also needs to be looked at to ensure it can keep up with demands of new residents.

Infrastructure ?

Not enough infrastructure to support more houses

Improvements in infrastructure would be required

We need better infrastructure to support any more new developments.

additional housing needs to make significant contribution to local infrastructure

Infrastructure has to be in place first - not last

We have lots of new development all ready with no extra infrastructure

We already have soooooo many new houses

I feel that Melksham has gotten too big with the new housing estates that have been built.

More than enough new housing now in melksham

We've had enough! Melksham is ruined.

Far too many houses already

The volume of recent development and lack of infrastructure makes further development unwise. Current levels of development and their nature seem to be a function of WCC funding requirements only.

We already have too many houses and quota required

Melksham is losing its distinct identity and will soon be joined to other towns if wxpansion carries on at the current rate.

Melksham has oak ready been overdeveloped relative to it's infrastructure by an out of control and underfunded council

At the moment it seems as if there is any green belt left in Melksham someone wants to build on it, while I appreciate that more houses are needed maybe Melksham isn't the place for it as we have hugely congested roads and little to

no facilities or shops in the town to support the new houses we already have.

Too much already. We have one high Street of charity shops and hairdressers. Not enough doctors and no hospital worth speaking of.

Doctors can't cope with current numbers without adding more. Plus we would need more schools especially secondary.

Because we have no infrastructure to support it. All schools full & no NHS hospital

Too many houses built recently not enough infrastructure to support them

Melksham doesn't have enough infrastructure for its existing population

Area has been, and still is, subject to substantial development already yet infrastructure has not moved with it. Time to build elsewhere.

Too much already. In excess of requirements. Not enough infrastructure

The town and facilities are struggling to cope now

Melksham infrastructure cannot support current growth. Too many new houses, greedy council just want the tax

the roads and amenities will not support anymore housing

Melksham is already too crowded and I don't want more traffic and roads to further impinge on my quality of life. More roads mean more traffic, which is not acceptable

Over the past 20 years we have seen Melksham and Melksham Without housing stock double in size WITHOUT the infrastructure to support it. We need a minimum period of 10 years with no more housing developments to upgrade our roads, foot-paths, cycle way, Hospital, Surgery and Town Centre BEFORE ALLOWING anymore houses to be built in and around Melksham and its villages. Let the 2 Councils start fully supporting its customers (the residents of Melksham and its villages) by being as strong and proactive in denying permission to build as illustrated by the Seend Councillors.

Infrastructure, such as roads, doctor surgeries and schools are stretched to breaking in my area.

I am happy to see new homes

There needs to be housing options so if more can be provided in Melksham then so be it!

I would support housing growth to suit the population need, not necessarily limited growth.

A growing community can support what is a vibrant town with already excellent community spirit

needs to be more than limited

New homes new people new money into the town

Why limited?

Good for business

We need more social and affordable housing

Yes if it affordable, social or retirement

Need of more roads as new development means more traffic to snarl up the town.

Have you seen the traffic in melksham sometimes it is at a stand still ,it's getting a nightmare to get to work,more houses means more cars . Melksham was a nice small country town being turned in to another London

Adequate Road Network Primarily A350 Congestion problem

Need to impose restrictions on car ownership

Depends on what benift the town will get, if the doctors, schools and roads can cope with the amount of houses

As long as the road infrastructure and medical facilities are enhanced to cope with the extra people

Provided the necessary services are in place i.e. roads, health services

Traffic, Dr's, Schooling all issues all ready

Need to consider traffic doctors schools shops etc

Only if supporting infrastructure is included eg roads, GP and other health services, Schools

Buses/Trains/GPs/Jobs all need to be supported as well. New Hospital?

Because there isn't the infrastructure to look after the residents there are in Melksham, let alone more. The roads cannot cope with all the traffic. New Road is broken beyond repair due to the new estate.

In the right area and with the correct infrastructure. Also a development that is not too crowded and has adequate parking.

There needs to be a need and the site has to have safe access and there is sufficient capacity left in the roads adjacent to the development

Appendix 4 – Q7 – Site 3555 – Supporting Answers

I would be very happy with more cycle routes in this area.

Reduce to 100, to allow for space between dwellings.

If access to this site in from the Old Semington Road, improvements to this road would be necessary.

Large bungalows would be good. Health improvements essential. Canal is not important or a council responsibility, just an easy option for developers

I don't know this area.

I agree with the proposed plans to improve certain areas, but I still feel that Melksham will become over-populated

Any new developments means more traffic and chaos as nothing is being investigated to aid congestion a new by pass is needed now, to make the flow of traffic around the town flow more easily.

road lay out should allow for parking and emergency vehicle access and a public transport for pensioners

Infrastructure developments must be completed before housing built

It would need retailing facilities and improved public transport. We are desperately in need of good high quality social housing for young and older residents. No more high priced housing

We need a mix of private, retirement and social housing

need legal promises from developer that improvements take place before building

There's a sewage plant there plus I've seen deer in those fields.

I recognise Berryfields as a village location and fear its linking with the town will undo its village status. I can also see benefits that can be gained by the area and suggest a strong consultation with existing residents and businesses.

Please replace or retain a good number of trees

Too close to sewage works

an expansion of the schools would also be needed before further housing could be developed.

"Some' too vacuous

Needs to be definite commitment & this needs to be upfront as they're never held to account after the event

Sainsbury great example

30% tariff not too much to ask given huge profits being made

Bungalows likely to be sold to elderly with needs for care - burden on taxpayer not developer who charge premium for these type properties

Cycle route least expense so hold them to GP/Health provision & be specific!

"

Pollution ,traffic ,noise ,crime ,

"This site depends on access to the A350 for access which is already not adequate for the amount of traffic use at this time, especially as the dueling of Chippenham bypass will aggravate the problem further . There is an obvious need for a bypass for the main through traffic from the M4.

This site would then be viable. "

Schooling is a priority but there has to be serious attempts to attract businesses to the town centre to support the community.

Infant and secondary schooling do not appear to be mentioned. Schools in Melksham are under strain and attracting more families will only add to this. Where are promises to provide additional schooling in any of these applications.

We need more schools they are at bursting point also doctors surgeries struggling,

"Ability to supply health practitioners and GP numbers in sufficient numbers.

Road access and the effect on the existing traffic flows"

I think the Canal Improvements are the emperors new clothes and will be a white elephant. I would rather investment in existing rail/buses. If GP provision, cycle routes, cemetery expansion came first i would be more inclined to support such expansion

Not my locality so do not feel qualified to answer.

Doesn't give a clear divide between berryfield and Melksham

Rather inaccessible site

Hope the canal goes ahead

The impact on the semi-rural character of Berryfield. The additional traffic on Semington Road and traffic queues to join the already congested roundabout to the bypass. Danger to pedestrians using Semington Road, especially in an area with many elderly residents.

Too close to A350 and an industrial area

Only if the Wiltshire and two Melksham councils are FULLY supportive of maximising the benefits to the Melksham town centre and outer villages between Semington and Lacock of the new Canel.

Firstly the Community needs to believe that the Wiltshire Council along with the two Melksham Councils are 100% supportive of the aims and requirements of the new Canel FROM Semington via the Avon River through Melksham out to Lacock. This is a one off opportunity to really make something of Melksham and I am not confident that the Councils are putting residents first over profit.

I am in favor of almost all housing development, but perhaps the CIL and section 106 can be used to help fund a new GP surgery as a matter of urgency. (Even when we have the Melksham campus, there will still be more than enough demand. House prices in Melksham are very high, there are few flats, and those flats available have sky high service charges. I would like to see more flats as well as more houses.The

country faces a housing crisis and we need to do our bit.

'contribution towards' is not sufficient, provision of the listed suggestions should be a must

too distant from town centre/facilities

If combined with canal development I would support this infilling. The reinstatement of the Wilts & Berks canal through Melksham would bring many benefits.

The Berryfields estate has become an area detached from Melksham. It is primarily known as ex-military properties and in my opinion, it could do with some investment for regeneration

Depends on what contributions. No good saying "some of the following". Needs to be more specific. What is the order of priority for those six categories?

Subject to it actually containing bungalows and BINDING agreements for the majority of contributions listed above (I have seen examples of Public art at other local

developments - it's impact really is in the eye of the beholder!).

Yes if included GP health provision or cemetery expansion. No if included canal improvement or public art

spoil open space

Particularly health provision and canal improvements

Sounds good

I do not know the area, but feel that there would need to be certainly some health provision.

Not suitable for housing on northern & eastern parts of site due to proximity to sewage works and A350 main road. Would be better used for more commercial premises.

"This site seems a logical housing site as its on the old A365 route.

As long as there is Health Provision as 150 houses means upward of 500 new Melksham residents so this is a must.

A contribution (Quantifiable as a % of the sale price of the land - and verified as i

don't trust farmers or developers to tell the truth where money is concerned!!)

Any of the other schemes would also be welcomed."

Does this include homes that are affordable for local people?

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

as long as it contains affordable/low rent properties

What size would the contributions be? Who would ensure they are implemented? Also there are more facilities than just these listed that need improving to provide an adequate level to that many potential individuals and families moving to the area.

It is promising extras for the community Provided PRAGMATIC contributions are legally agreed prior to any actual development starts.

"Sewage works exclusion zone

Yes

Near sewage farm but adjacent land has outline. A new cemetery?

No more housing please, current obligations met, road surfaces poor, traffic congestion, town services facing cuts, GPs overworked

No thanks. We live in a private lane and peaceful and would like it to stay that way. Water table should be looked at too

Will devalue our property."

Agree above but as long as this does not lead to further housing development around that area

There would have to be improvements made to the flow of traffic through Melksham

Cranesbill etc was suppose to have a doctors surgery didn't happen

Contribution is too vague, commitment is what we need.

"I do not support canal developments here if it means use of the river, as it would destroy existing wildlife such as important aquatic invertebrates and plants. It would also have a damaging impact on the water quality in the river.

all the other things mentioned are worth supporting but local resident's views must be considered"

It should be MUST not IF - canal improvements, GP provision etc MUST be provided. (MUST means it will be provided - no IFs or BUTs but will happen.)

"This site is a precious piece of green space between the A350 and Semington Road.

It provides a haven for wildlife and is used regularly by dog walkers."

It depends how soon these promises would be carried out- ie does the GP provision mean in 10 years time?

Community needs more health provision & cemetery space. Cycle paths and bungalows also a need.

"Some of the contributions are acceptable but not all would benefit people living on this site. Another problem would be the extra traffic from this site joining the already heavily congested, at times, Melksham bypass.

If these problems were overcome this site could be acceptable."

What is being offered. 150 houses is far too many

Public Art has in the past been very poor. Public consultation should help to determine this rather than county officers

Don't know enough.

150 is too many to squeeze in there. GP provision needs to be ongoing, rather than a token, one off payment.

I believe a large number of housing is already in the pipeline for Berryfields.

cemetery expansion public art and allotments are not appropriate considerations for this site

These "improvements" are not detailed enough to support on a survey like this. GP

provision is already poor and the other things offered are difficult to quantify.

Services need to be put in place before they build the houses. Otherwise, as soon as the houses are built and sold the developers are gone and not interested-like we have seen on the cranesbill road estate. All the promised services are still not available despite it being completed years ago.

Far too much density for what is open space. Shails Lane is a private lane and no access will be permitted for building. The plan goes over Shails Lane, including the access to the water works which has rights to the lane. Where would access to the site come from?

The comments previously made apply.

Appendix 5 – Q8 – Whitley Farm – Supporting Answers

Roads are too narrow to accommodate more traffic. It will spoil the character of the village to have new builds there. No facilities so creating more traffic on the roads. Area is constantly flooded when it rains, even though flood measures are already in place.

Land preserves boundary gap with Shaw
Unless built to completely blend in with the Cotswold vernacular, the village should remain unsullied by new buildings and encroachment on to countryside.

Enough housing going up near here already. Flood risks need assessing

School is not big enough, local flooding issues

not convinced flood issues could be mitigated

road layout is similar to the existing layout and emergency vehicle width is maintained

Very much but get the social mix right. We need affordable housing not large 4 beds for the rich

This part of our community needs a higher proportion of social housing.

Should remain as farmland

"need more facilities

"

This would push more flooding onto Shurnhold - not acceptable

Sympathetic development of derelict farmsteads in keeping with village can do no harm

As long as the flooding issue is dealt with.

I have no objection to the development of 18 dwellings on the condition that the development is limited to the site of redundant buildings and roadways. I object to any development of the surrounding fields and gardens.

Only if these are affordable houses for local people

only a small amount of housing for such a great community benefit

"Council ought to have listed that gorgeous tiled barn

It verges on open land & the continued encroachment on farmland needs to be stopped

Stop giving in to developers & stand up for community

Lease farm to tenant farmers & permit employment this way you have fantastic agricultural college here so make use of it

Farmers can implement flood mitigation & petting farm for children"

Pollution, traffic, noise, crime. Melksham has enough houses being built

Although two arterial routes will still contribute to A350 congestion.

Would prefer the redevelopment of run down areas and empty buildings

But not the Northeys Farm site

It would ruin the beautiful historic farm building and surrounding area.

Green fields & rural areas should be protected

Being only 18 houses, I assume they will be executive type, expensive, out of reach of first time buyers.

Only if the local community was agreeable.

On definition of flood mitigation

As previously mentioned, money released for play areas and flood mitigation first. This shows a genuine effort on part of developers to "listen" and not just build, build, build

Provided they also include a sensible proportion of affordable housing.

Good use of brown field site

I don't know enough about this site to make an informed comment

Yet more green fields going under concrete and tarmac.

It is outwith existing natural boundary of the village and would detract from the character of the settlement

Only the residents of Whitley can answer this question

Only the people of Whitley can answer this question

Would like to keep Whitley as a distinct small village of its present size. The existing road forms a convenient boundary.

Compact. Appears to "add value".

The volume of traffic in the village would increase considerably and the lanes are very narrow. I feel this would not help the village.

Flood mitigation would be of benefit to the wider population of Whitley.

Also needed is further health provision this side of Melksham without. Flood mitigation in this area is essential. More primary school provision?

No view

affordable housing only

affordable housing only

Definitely

The entry to the farm is on a lane and has a blind spot which would need to be looked at carefully. The lane is also quite narrow and at the Corsham Road end is badly in need of repair due to large vehicles on the edge.

Would provide welcome limited growth within the village by utilising brownfield land that will otherwise become wasted and neglected.

"There could be the potential for 36 to 50 cars using this site entrance onto a narrow country lane. (First Lane which has poor visibility on a bend).

We already have a play area in Shaw which the local community already use.

"

"The entrance to the proposed site comes out onto a small, narrow country lane. (First Lane with a poor visibility on the

corner.) There could be potentially up to 36 - 50 cars for 18 dwellings, with extra visitors using the lane.

The village already has a play area in Shaw which the community use.

"

What about a local shop

Housing target met, and therefore time required: to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

I would want more information than what has been provided to give a yes or no answer

Only if the affordable homes.

Don't know this area so can't comment

Shame to build on green land... would there be social housing for local people??

"Can't speak for Whitley

Yes, brownfield site

No, should be social housing only

Infill, will local road network cope"

The road is rammed!

Should be kept as an open space area

Spoil village

"Does this include affordable homes?"

Does it mean that farming does not take place here any more - we might need more farming and local food supply if we leave Europe"

Flooding mitigation MUST be provided.

Does Whitley need a play area? Because if not, they may benefit from something else - i.e. Update to the Reading rooms.

"Will this site include social housing?"

If not, not acceptable"

It would need to be affordable for young people, first time buyers, not buy to let

Area floods

More information needed on how that would impact Whitley - it's completely different to Melksham

The road is busy enough as it is.

Don't know the site well enough to comment

Not overly familiar with the site. So not fair to comment.

18 homes on this site would be expensive to purchase and be out of reach of most working people, Development here should be of a higher density providing lower cost homes, This would be an ideal site for social housing making provision for younger lower income members of the community,

Too much country side used

Too many houses already no infrastructure ie schools, GP's etc

Previous comments apply, as well as the serious flood related issue eg 2014

Appendix 6 – Q9 – Site 728 – Supporting Answers

I think healthcare and schools needs more improvements, so I would support it.

How are you going to improve health care

Access to this site would appear to be from Western Way or Semington Lane. Neither options are desirable.

Improvements are no good a doctors surgery & % contribution to a new hospital

Traffic flow etc onto western way already poor without this half witted scheme.

Don't know the area

"We like our open spaces. These fields are used by migrating birds, wild deer, horse chestnuts are amazing.

'Mixed' housing just bring more people into the town, including bad socials from other failing towns, cars & rubbish. If it were up to me and my family we'd all say 'no thanks'.

Develop a community farm instead... gets kids outdoors, learning and caring. See Cain Hill Farm...

The canal is not supported by all in Berryfields. The A350 is too noisy for boaters. The K&A is poorly maintained for walkers and cyclists. "

Again we. Need traffic systems around town e.g bypass more houses more cars more chaos to our roads in town.

road lay out is same as existing and enough parking for each house allowing for children who can not afford to move out but own a car

"We need a good mix of of social and affordable housing on this site with good transport links, a few good quality retirement bungalow would be very welcome.

"

Infrastructure developments must be completed before housing built

"some" should mean all

The A350 is congested at the best of times - if access to this site is from A350 (and not from old semington road) it will only compound traffic issues and pose risk

Far too many houses.

"Only if improvements to all of above & money up front so developers can't renege after the event as so often happens

If community saw these things happen before development may be less opposition to development

As it is parents can't get children in school of choice & no one can get to see GP who have x2 number of patients on books above National average

If developers improved canal link before work they could use it for transporting

supplies & not clog the congested roads up more"

Pollution ,traffic ,noise ,crime,the things they offer are not enough after all they are only out to make money for them selves

Again same problem of access as the development site 3555

This appears to be a greenfield site. Have WC identified & explored all brownfield sites?

Because impact of traffic on A350 and proximity to flood plain

Too close to already busy main road

If there is improvement to healthcare and schools

Promises and always pipe dreams haven't seen any evidence of anything planners actually do when they have permission.

Unless all listed criteria are met

If funding for healthcare/schools/and buses for up front. The canal scheme I believe is a white elephant akin to the big ideas of the now withering campus

Not qualified to comment as not my locality.

The access to the main highway is not suitable for this number of dwellings the A350 is far too busy to have more traffic accessing. It needs to have a bypass to take HGV off this road before housing should be considered

Never even to support canal, excellent agricultural land, and wrong side of A350, would cause massive traffic issues

This would have a huge detrimental impact on the Berryfields area. The bypass forms the southern boundary of Melksham town, so this proposed development would fall outside of that. It would introduce a vast amount of traffic to Semington Road and the already congested roundabout to the bypass at peak times. It would be dangerous for children from this development to walk to school as they would have to cross busy roads - and there would be a natural tendency to cross the bypass on the west if the roundabout where there is no crossing. The development would be clearly visible and spoil the semi-rural

nature of Berryfields by eating into the buffer zone. Contributions to the infrastructure would not actually make any real difference to the provision of doctors and school places, which are already insufficient for existing needs.

This is pleasant rural meadowland that leads down to the river and forms good recreational space for townsfolk. Access via the A350 would cause even more congestion on that busy trunk road

Same answer as previous proposed development

Too close to the town centre

don't feel that surrounding the main a350 route is appropriate - a350 should be boundary for the town

too far from facilities and poor connections

See previous comments on Berryfields site

Need to know much more; e.g. impact on area and which of "some of the following".

Flooding from the river.

This appears to be part of a wider area of development and care needs to be taken against overdevelopment. Any of the above inclusions would need to be in conjunction with adjacent developments and ALL agreements link to each other and be legally binding.

Yes to health and school improvement. No to canal link

valuable open space

This is the most logical place for more housing

Great

Where would the cars be coming out - on the bypass? Could this be a problem for the road?

This site is outside of the settlement limit of Melksham and separated from all facilities by the A350. It is also not related to the village of Berryfield. This land forms a valuable rural buffer which prevents the coalescence of the two settlements. It is unnecessary for the provision of the Canal Link.

Yes as per my last comment on the adjacent land

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Again, I would want further information before making a decision. Also, once 100 houses/dwellings go up, I'm sure they'll soon squeeze a few more in. How much of our green fields are we prepared to lose?

Protection for existing wooded area

What are the improvements for health care?? All very woolly

There are three proposed developments adjacent to each other. I am concerned this would provide over development in the area if all were given approval.

"I support development of better healthcare facilities, but would the staff come to the town?

Don't support Canal link to river

Certainly not, neither Melksham nor Berryfield. Would give rise to coalescence of the two separate communities.

No more housing please. Current obligations met. Roads very poor, traffic circulation often blocked, GPs overworked

Concerned about canal

No access to A350

No, all this will mean extra traffic clogging up the roads, its bad enough now!"

Agree with above if it includes all the improvements and again, as long as this does not allow for further development to the East

Far too close to a busy road, would simply add traffic providing no benefit to society.

Enough development in this area - 100 is too many.

Only if the canal contribution allows for a start on the canal

"Completely inappropriate. Would cause traffic chaos at the A350 roundabout as traffic is already overloaded. Additionally it would begin to join Melksham to the

village of Berryfield which already has planning permission for 150 houses approved.

This site has been turned down recently by Wiltshire Council."

What are the 'improvements'?

Not enough contribution to the town

Would be nice to see all the above improvements, however, once again this development would cause further chaos to traffic already on the Melksham Bypass. I can't see widening the Bypass would help because traffic would bottleneck at the river bridge causing more tailbacks. rethink of bypass required with some urgency

Contributions to canal, schools and healthcare also affordable for first time buyers

What is being offered. Should not be considered until details of canal development are firm

Flood and traffic congestion concerns

It's part of a flood plain.

Noting comment on buses - YES, provided that what's done is sustainable rather than being funded for a period, not promoted and gets lost again

higher density and more homes required and should only proceed as enabling development for canal

As said previously. Hasn't 600 units already been approved.

What does improvement to healthcare mean? Very vague promises that cannot be measured.

If road access is OK

Previous comments apply

Appendix 7 – Q10 – Site 1025 – Supporting Answers

As this is off the main road , it would make sense to build here. I don't think we need offices, as there are empty buildings on the industrial estate.

Access to this site must not be from Western Way.

New school is needed & a doctors surgery & % contribution to a new hospital.

For as long as I have lived here the councils have opposed developments here as they are supposed to protect a buffer green space between Melksham and Bowerhill. I understand that MWPC cannot be bothered to continue to protect this green space.

Maisonettes only

Impact assessment needed

Far to many properties on that are? Again no provision to assist in the road systems in town. More chaos

i have concerns about the about of traffic and and pedastians in the same area ,

access to bowerhill ind est is not easy around rush hour

Bowerhill needs more affordable housing , improved retailing, adequate parking not on narrow cul de sac roads, more open space. Not Small doll type Housing

some should be all

This will link bowerhill with Melksham.... they are separate town/village.

on the edge of an industrialised area would require sympathetic development. Does Melksham need another care home on its outskirts with poor links to town centre facilities?

Far too many houses!

Can affordable houses be included? If a fair number of these are included then yes

We need more doctors surgery and possibly schools

Not so keen on larger developments. Can impact on small community

infrastructures and traffic congestion. However only the local people can judge whether the facilities offered by developers outweigh the negatives.

"Bowerhill is a pleasant area & more development will despoil the area

Leave it alone for pity's sake"

Needs to include additional traffic management improvements.

Pollution,traffic,noise ,crime .ruining Melksham and the countryside.someone is making lots of money who probably lives in another country

Again same problem with A350 and contributes to further congestion on the roundabouts.

This area looks built up already, surely we need to keep some open land for our native plants and animals

Would like to see some health care facilities.

"Too many units and the 'Campus' is supposed to be the multi use games area, isn't it?"

"

Fewer units and why offer multi use games area when the 'Campus' is meant to provide that?

The buffer between Bowerhill and Melksham should be retained

The by pass should be priority before building any more houses.

There would be no division between Bowerhill and Melksham. Roads will not be able to cope with the additional traffic and existing speed restrictions would need to be revised

Too many houses in an area that buffers between town and village. A city of

melksham would be welcomed by few including me

Not qualified to comment as not part of my locality.

But the soggy ground would need good drainage for housing that would be comfortable to live in

should be part of industrial estate

Too many houses at Bowerhill already

This area does not appear to be conducive to housing. It is next to the main bypass. This would eat into the buffer between Melksham and Melksham Without, spoiling the character of both. There is insufficient infrastructure to support more housing in this area.

Should be maintained as buffer zone between residential and industrial.

The Councils have built enough houses on the Bowerhill Village. They have completely let down the people of Bowerhill by allowing any building on the Pathfinder Way. An agreed buffer between Melksham and Bowerhill Village.

I see no provision for healthcare improvements, which are already under strain - so a big no!

Is this where the mobile home park is?

Rather too much in one go.

Too large a development, with the words "some" indicating that whatever inclusions are agreed may not be sufficient - what about on-going costs?

loss of open space for families

Yes close to senior school

Only if reduced in scale to allow the retention of a significant rural buffer across the north of the site and the development integrated with Bowerhill and not Melksham. There should be no access taken from A365 other than at the A350 roundabout.

This is a an ideal buffer separating Melksham from Bowerhill or it should be more employment land not housing. There is lots of provision for housing already to the East and North of the town, where the housing conurbations are already - Keep the houses with houses and

the employment land with employment land - would you want to have a house backing onto a factory!!

Will not support any developments in the buffer zone, not that the council care what we want. Melksham is being ruined.

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

"traffic is horrendous on the roundabout at the bottom of western way already.

further development would just make it worse."

Again, I would want more information before giving a yes or no answer. Lots of 'ifs' and 'Maybes'. People make promises to do these things, then give the minimal amount possible (or back track on their promises) to these areas.

Provided the scheme makes use of the above inclusions that will enhance the local quality of life.

Too many houses fighting for school space

Far too many houses....what does contributions to education mean...again very woolly!!

"Yes, but only if there is a green buffer retained along northern boundary

Keep the green space, we are short of it. More houses need more roads and health provision

No more housing, insufficient infrastructure"

Absolutely need to maintain the buffer between Bowerhill and Melksham

There are enough care homes in the area and there are office spaces within the town that are empty which could be utilised. Bowerhill could do with a MUGA though

No benefit to community just added traffic.

Only if infrastructure, such as roads, schools, and GP provision increased appropriately - and a new bypass. This

could mean an extra 400 cars a day on the A350

Too many houses again, unless it is to provide some for rent for local people on the housing list.

Need a buffer

Need consideration of schooling and healthcare needs

Again would overload an already busy A350. The field next to this is already approved for planning and will just add to the traffic problems of the town.

Care home & office units provide employment so I support

Developers would need to carefully plan traffic access

It loses the space between bowerhill & town

If it is developed at all it should be to provide more space for commercial development with access from Bowerhill - not from Western Way because that might make congestion even worse

Impact to congestion already experienced in the area. Perhaps after a A350 Beanacre/Melksham by pass is built.

Requirement should to build a new school or extension to the existing ones rather than just a contribution towards education

MUGA care home and office units irrelevant here. Contribution should be towards health and education. Provision should also be made for social housing, (as opposed to affordable)..

"Melksham needs a buffer zone. To keep its identity.

"

Would support if brown field site. Map is not detailed enough.

Too much traffic and too much pressure on doctors etc. Bungalows take up too much space

Previous comments apply

Appendix 8 – Q11 – Site 1003 – Supporting Answers

It depends on what developments.

As long as they are houses and not flats

Unless the old Semington Road is much improved then the location of this site is not desirable.

% contribution to a new school or new hospital.

Do not understand why the council is so keen to support the private venture that is the canal when it is not part of their remit and there are more pressing needs

Maisonettes only

Don't know area

Berryfields has some of the best sunsets. Housing would block this... Canal is not supported here!

Cycle access should be improved

Road systems as with all new proposed developments.

again the road lay out is vital , not a maze maybe some house are retained for emergency personnel to live in if they are attached to the air ambulance

Yes, more good social and affordable housing, improved public transportation. More open spaces a nicer Children's area and infant school.

Estate is big enough already.

contribute first then build, the canal has been coming for 50 years or so already

Expansion to a village with our risk of it losing its village identity with investment into tourism and leisure

Only if low density canal side development

I do not believe the canal is an important part for funding to be spent on.

"Don't care what you or developers say this is direct encroachment on green fields

Greed is greed plain & simple

They want premium land to build executive homes & get executive money

The new houses without exception are ugly, unimaginative boxes that add nothing to environs or landscape

If an architect with imagination was to come up with eco-friendly sustainable build may think again but these brick ugly boxes are blighting countryside & shoddy to boot

Why don't you invite young, new architects to bid for timber frame houses @ social rates?

Start thinking outside the brick box for once?"

And road infrastructure and medical amenities

Pollution, traffic, crime, ruining the countryside and killing wildlife

Same problems with contributed congestion to A350

If the contributions were significant towards the canal link.

If the contributions were significant enough to see some concrete progress towards linking up with the Kennet and Avon.

Southern end too detached from existing housing

That looks like green land.

The canal link is a non starter and an expensive pipe dream

Not qualified to comment as not part of my locality.

What extra employment opportunities will be provided in local community we don't want a dormitory town!

Never unless linked to canal, even then only limited amount...this is good agricultural land

This would have a detrimental impact on the Berryfields area. The bypass forms the southern boundary of Melksham town, so this proposed development would fall outside of that. It would introduce more

traffic to Semington Road and the already congested roundabout to the bypass at peak times. The development would be clearly visible and spoil the semi-rural nature of Berryfields as well as reducing the value of housing in this area - just to provide funds for a canal. This is agricultural land. I don't consider the building of houses to fund a canal to make sense (apart from financially to the developers and the farmers selling their land) as it will reduce the quality of life for those living nearest to it

Greenfield site.

Very much dependent and conditional on combining any development with the Wilts & Berks canal

Same comments as before re: Berryfields area and new Canal

No plans for healthcare improvements - so definitely a no!

too far out of town. canal link likely to take years to come forward with a lot of landowners to deal with

Berryfields site needs further investment and development

Much more appropriate and a specific benefit.

A geographically large area for a small number of dwellings compared to other developments, with only one inclusion, a canal link...

I do not support the canal link. Concern about river pollution

not enough houses for a site this big

As long as the dwellings are located in the northern part of the site and integrated with the existing village settlement.

Yes

Should be earmarked for employment

Housing target met, and therefore time required: to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Until I had further details, I would not give a clear yes or no answer

From the above map it appears to be a large area for the proposed housing numbers compared to other proposed sites.

N

"Yes if it allows the canal link to be built

No. Access to A350. Canal will destroy river flora and fauna

No too few houses for a site this size. Should be at least 200 houses on a plot this big

Keep canal safe

No more housing please, current obligations met, poor traffic circulation, GPs overworked"

Again as with other developments around the proposed canal link, as long as this does not open up further development to the East

should provide the complete boundary section of the canal link.

Needs smaller properties and definite contribution to canal link.

On a big contribution for the canal

No larger than 45 houses would be ok.

Cycle path & contributions to health and school

What is offered - and not before canal details are firm

Possible infrastructure infringement. A350 needs a bypass as the road is choc-a-block as it is.

45 houses no where near enough for a site of this size. Should be at least 100 with major contribution towards canal

"Again, I believe 600 units have already been approved.

I don't think the canal is worth this much overdevelopment.

Melksham is not Bradford on Avon. Just can't see the canal bringing much wealth, that would benefit the wider community. "

Ruining beautiful countryside

If access is decent, and fairly open estate not compact

Melksham is full

Previous comments apply

Appendix 9 – Q12 – Site 1004 – Supporting Answers

| | | |
|--|--|---|
| <p>I am not sure if there is a need for indoor bowls.</p> | <p>Same comments as above but to include a few bungalows for older residents. More affordable houses and off street parking.</p> | <p>whether the facilities offered by developers outweigh the negatives.</p> |
| <p>We have a perfectly good area of outdoor bowls at Melksham House, that could be converted in to an indoor rink for dual season use.</p> | <p>"Infrastructure developments must be completed before housing built</p> | <p>Health facilities yes, bowls facilities no and public transport is not sustainable so a risk for investment. The bowls club only supports a few, investment should be spent on sustainable provision and services for the majority not the few</p> |
| <p>This site appears to be adjacent to the Air Ambulance Helicopter base therefore subject to noise.</p> | <p>"</p> | <p>"What on earth do you feel an indoor bowls facility will bring to community?</p> |
| <p>% contribution to a new school or new hospital.</p> | <p>More erosion of green belt bowls facility was already in the mellksham 1st plan</p> | <p>An ageing population doesn't mean everyone wants Tea Dances & Bowls!</p> |
| <p>Indoor bowls ? A half witted idea or a joke? No doubt a developer suggested it as he thinks the old folk who make up the council will like it. Bowls of any sort belong on the wonderful new campus</p> | <p>"Is this not where air ambulance is based?"</p> | <p>What's desperately needed is health provision & social clubs but not bowls for heavens sake you're planning one in central Melksham, how many do you want? Cheap, cheap</p> |
| <p>Area dose need more health care facilities.</p> | <p>There seem to be a lot of proposed sites in Berryfields, so I would approve of some schemes but not all.</p> | <p>"</p> |
| <p>100 houses can't support these facilities.</p> | <p>Only if new health care hub is built</p> | <p>And road infrastructure</p> |
| <p>Sell the George Ward shameful rabbit hutch/car park plots first.</p> | <p>Not so keen on larger developments. Can impact on small community infrastructures and traffic congestion. However only the local people can judge</p> | <p>Pollution,traffic,crime,noise,killing the countryside and the wildlife</p> |
| <p>briliant but dont limit the facility to just indoor bowls , make it a destination</p> | | |

Same problem again no alternative to access to this site other than A350

Because the indoor bowls should be at the campus and any housing there should be replaced in favour of an alternative site

The above reasons do not appear to be attractive enough. We have health provisions/surgeries but not enough doctors to support them. If the provisions included the retention of a hospital then YES!

Detached from existing residential

Only if health facility is written and signed for they have a habit of forgetting once built.

If these inducements were actually confirmed prior to planning approval

This is a buffer between Melksham and Semington and should be retained

Not qualified to comment as not part of my locality.

only for provision of health facility like hospital

This land is nowhere that would be convenient for Melksham residents to access Heath facilities or bowling facilities. It would just be another housing development dumped in an area outlying Berryfields without thought or care as to the impact it will have on existing residents or road users.

Greenfield site.

Any housing development should be supported by improved healthcare provision

Same comments as stated earlier.

"A number of planning applications in this area have already been rejected due to poor road infrastructure and encroaching melksham to semington - surely this goes against those decisions

"

more suitable for office or industrial use

See previous comments

If all the other development in this area goes ahead i would not support another

100 houses because of traffic on the A350 ,but would support indoor bowls facility.

Not sure. A lot in one go but might be good add-ons. Yes, if the other big one does not happen.

The bowls facility should be in Melksham town. Concerns over on-going costs for the other inclusions.

Outside current area of urbanisation

who benefits from bowls in the wider community

It's getting very far from the town centre and Melksham already has a problem with high traffic volumes. If car ownership at these remote sites were to be restricted in a practical way then perhaps alternative transport would be more attractive.

and contribution to bypass

Definitely

This seems a long way out of the town. Is the plan to join up with Semington to make one large town?

Not suitable for residential development as it is isolated from both the villages of

Berryfield and Semington, both of which lack supporting facilities. It would constitute housing development in the open countryside. Would be best suited for a Health Facility being well related to the Air Ambulance base.

"Use this to expand the employment land - its the logical step as its got great road links and fits nicely into the existing and new provisions already allocated.

Using the for residential land is a mistake as its moving the town too far south !

"

Not everyone likes indoor bowls

Maybe a cinema

Should be earmarked for employment / commercial / retail

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

as long as there are guarantees on the above provisions

Is this a one of contribution? Who will fund the facilities once they are in place?

"Health facility provision(?)

Public transport improvement - by what means and for how long would it be subsidised?

An indoor bowls facility would possibly be better off being in the town"

Would work include making better road provisions to cope with extra traffic

Should enlarge on what "Health facility provides" what does this involve??

"No. Access to A350, traffic

No more housing, inadequate infrastructure and medical services

The concern would be that the housing would be isolated from Berryfield, Semington and certainly Melksham

What is the health facility provision?

"

Like Bowerhill, need to ensure a green gap exists between Semington and Melksham

Is there a need for indoor bowls or could it be used in the campus (if and when)

If promises are fulfilled

Health facility, yes. Public transport, yes. Indoor bowls, are you serious?

Too far away from other sports facility. Indoor Bowls contributes to the social and exercise requirements of older citizens, but this is not only for the benefit of older citizens

Indoor bowls facility should be in the main town.

"Too far out of Melksham. Semington Road will become a rat run.

Again 40-50 houses maybe ok."

Not enough contribution to the town and too far out

Contribution to a school on that side of town and cycle paths and canal development all needed

This site should be reserved for other purposes such as commercial or health facility

Less hassle having it so far away.

How do they propose to deal with additional traffic?

Yes - public transport needs include station improvements, please! Note suggestion of buses to station which should start next year from close to here

Again, no more at Berryfields. What happened to the Campus ?

Melksham is full

Previous comments apply

Appendix 10 – Q13 – Site 1005 – Supporting Answers

I am not sure if there is need for indoor bowls facility. I would be very happy with more of commercial property.

If space is adequate between houses, as in keeping with the types of buildings in this area.

This site may be too close to the Air Ambulance Helicopter base and therefore subject to noise.

% contribution to a new school or new hospital.

The increase of traffic in this area is at a dangerous level now without any more houses. The Snowberry Lane roundabout is VERY difficult to use and consideration must be given to the students from The Oaks as this area of road has a huge volume of traffic now and won't cope with more housing around the Bowerhill estate.

What's with the obsessive desire for indoor bowls. However it looks a good spot for the council to shove the housing

for the poor if they can be bothered to get them housing at all.

No land allocated for religious worship so far

Redevelop empty warehouses on Bowerhill industrial estate first. Jaguar is an eye sore, I'd rather not see more of these!

I feel the industrial estate could fill this area, I am sure a distribution operation could make good use of this location on the A350 which will bring employment.

No indoor bowling facilities suggest Trowbridge provides same. Good mix of housing not in excess of £200k, adequate school places, better public transport, a local small super market type grocers shop.

as previous answer

Definitely no more than 180 dwellings

Schools and health provision

These dwellings could be built close to flood plains and the estate is too big. More funding should be put into opening the canals to prevent flooding.

I do not think this is a good location to build and it will add to what is already poor traffic and road conditions. Again I re-iterate about the bowls facility.

"Another indoor bowls!?"

Goodness must be cheapest option to come up so often.

Again encroaching on countryside.

Soon be joined to London at this rate.

Never be as beautiful with so many ugly, ugly cheap dwellings.

Mix of dwellings is never what it pretends to be.

Always brick construction, shoddy at that.

Slums of the future & already looking like ghettos in several areas.

Take a look at what's already been done in name of advancement then go look at the older properties

What do think will stand test of time?

Yes we all know

What are first impressions of driving into Melksham?

Slum town on it's knees with deprivation.

It looks awful mainly due to shoddy development no thinking Council ought to have approved

How about knock down Avon Cooper building & replace with timber frame sustainable low cost housing?

Be gorgeous that.

Ask a developer with a social conscience to do it."

Pollution,traffic ,noise ,crime .not doing the local residents any favours (but who cares) someone's making lots of money

Access and congestion

Detached from existing residential

The school is already over subscribed.

Too many, stop filling our fields up there will be none left

If inducements are approved prior to planning to ensure they actually happen

A buffer between melksham & Semington should be retained

Not qualified to comment as not part of my locality.

More affordable commercial property is required in this area.

Huge access problems, never for houses, possibly for light industrial

This would form a large and isolated housing development well outside of Melksham town, with no proper connection to Bowerhill (or Berryfields). Just a sprawling development that would probably grow to become a characterless suburb off the main road, adding nothing to the Melksham community.

Greenfield site.

Not keen as it eats into good farm land and is in danger of joining up Melksham with Semington

No way. Bowerhill is a Village for goodness sake. It has enough houses.

Lack of healthcare arrangements precludes my acceptance of this...

to far separated from other residential areas - also investment in social/leisure needs to be more community wide than a indoor bowls facility

too remote more suited to commercial use

Would support an area for indoor bowls,but concerned that a lot more properties make more congestion on the roads around Melksham ,and children travelling to The Oaks on bikes ,skate boards ,scooters and can cause danger to themselves and others and noise going to and from school

The indoors bowls facility should be in Melksham Town. On the information given here for this and the previous 'application', there could potentially be

two (2) indoor bowls facilities adjacent to each other!

Outside area of urbanisation

and contribution to bypass

Definitely

Again a long way from facilities and the town.

Not suitable for residential development as isolated from all existing settlements. It would constitute development in the open countryside.

When would this be done

earmark land for eastern bypass link dual carriageway

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Indoor bowls...whose idea was that?

"I do not agree that this location is suitable for dwelling / commercial development.

Please refer to my previous comment re bowls"

Bowerhill only has 1 primary school. Too many houses are going to impact there

"Not suitable for residential as isolated from all other existing settlements

I believe our current obligation has been met, no more housing, infrastructure creaking, GP services overworked

No. Traffic access to the A350

Indoor bowls should be in the campus not on the periphery here

Eastern bypass here

Yes, in conjunction with adjacent site"

Would open the other areas nearby to large scale development

Is there a need for an indoor bowls facility or could it go in the campus? What type of commercial property.

Commercial property only

Encroaches on the natural beauty towards the canal and locality to A road means traffic will be impossible at school/commuter times.

Same as for previous site

Too many houses in this area. Indoor bowls should be in Town.

Assessment of additional health and education needs

It looks like this is on the bowerhill playing fields. If this is the case then this is totally unacceptable.

Commercial property bringing jobs to the town

I support this development only if it includes the commercial AND indoor bowls facility

"No dwellings in the commercial area - they would be too isolated from the town "

Much too houses. Land should be reserved to expand Bowerhill Trading Estate for commercial purposes or possibly used for an edge of town retail

park to create more local jobs and reduce traffic congestion caused by commuting.

Still will have an access point into A350

Green field site

You were suggesting indoor bowls elsewhere as well - AND there was a suggestion of that facility at the Campus where the bus pool is at the moment. I suspect that one set of indoor bowls would be enough ???

If with boundary.

Melksham is full

Too much traffic.

Previous comments apply

Appendix 11– Q14 – Site 3105d – Supporting Answers

I am not sure if there is need for indoor bowls facility. I would be very happy with more of commercial property.

If space is adequate between houses, as in keeping with the types of buildings in this area.

This site may be too close to the Air Ambulance Helicopter base and therefore subject to noise.

% contribution to a new school or new hospital.

The increase of traffic in this area is at a dangerous level now with out any more houses The Snowberry Lane roundabout is VERY difficult to use and consideration must be given to the students from The Oaks as this area of road has a huge volume of traffic now and won't cope with more housing around the Bowerhill estate

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two (2) indoor bowls facilities adjacent to each other!

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and contribution to bypass

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Still will have an access point into A350

Green field site

You were suggesting indoor bowls elsewhere as well - AND there was a suggestion of that facility at the Campus where the bus pool is at the moment. I suspect that one set of indoor bowls would be enough ???

If with boundary.

Melksham is full

Too much traffic.

Previous comments apply

Appendix 12 – Q15 – Site 3105a – Supporting Answers

Access again appears to be a problem either via the Western Way or the Berryfield Estate which feeds onto Old Semington Road.

% contribution to a new school or new hospital.

OVER BUILD

Maybe but skip the canal link. There are more important things to be done

Maisonettes only

"200 'mixed' definitely not!

We love this open space. Buzzards, Sparrow Hawks, Owls... migrating birds. Cows in the summer. Best sunsets for miles.

"

Provision of access road alternative a necessity

make sure the road is a proper road and not a single carriageway, think fire engine !

Similar comments to the above

Infrastructure developments must be completed before housing built

Melksham and melksham without should have some kind of demarcation

contribute first though

A350 links??

Again just like Bowerhill.....keep those villages separate from Melksham

only if affordable housing included

On how much other development has been passed

Again sites shall be very near flood plains. How much money is needed to support infrastructure and improve flooding risk safeguards?

contributions should be towards schools, GPS and infrastructure

"If this development agreed it would need to be with prior development of schools GP's & healthcare

All are under too much pressure now & can't cope

Developer's need to fund infrastructure but don't so lobby Gov for this power

Don't agree to developments unless they pay upfront"

Pollution,traffic,noise ,crime,will Melksham soon be called a city

"Dependent again A350, if all these sights are approved there will be total gridlock,Traffic lights won't alleviate these problems either. Pollution caused by traffic jams will be a further concern.

"

The area would be too built up to enjoy any out side space

Alternative access on to the A350 would still cause traffic problems at the ASDA

roundabout/ traffic lights with ongoing traffic trying to join

Too many units.

On the basis of above no. Village hall would be a bonus, access road would be a necessity. the Canal is pie in the sky

Not qualified to comment as not part of my locality.

None of these housing development to health facilities so

but good agricultural land, would only support if part of canal development

"This would have a hugely detrimental impact on the Berryfields area. The bypass forms the southern boundary of Melksham town, so this proposed development would fall outside of that. It would introduce more traffic to Semington Road and the already congested roundabout to the bypass at peak times. The development would be clearly visible and spoil the semi-rural nature of Berryfields as well as reducing the value of housing in this area - just to

provide funds for a canal. This is agricultural land, and should remain so.

Why should the residents of Berryfields have their access changed as well as the character of their village, which also has an important historical connection with the RAF in this area?

I don't consider the building of houses to fund a canal to make sense (apart from financially to the developers and the farmers selling their land) as it will reduce the quality of life for those living nearest to it, probably increase the flooding that occurs in Berryfield Lane and reduce the habitats for wildlife. "

Infill between Melksham and Berryfields?

Supported if combined with Wilts & Berks canal development

Same comments as earlier re: Berryfield

Too close to the town centre and eating into the green belt...

200 dwellings would require substantially more community investment (schools and GP) not just a village hall?

as previous comments for this area

All these proposed areas are over 1000 houses for this rural area ,with no shop ,Doctor etc

See previous comments for this area of proposed development.

makes the area too crowded with houses only following the development of the land to the north first

There would need to be extra roads into Berryfields and again will there be the infrastructure for health and education?

Only if it would GUARANTEE the construction of the Canal Link as well as satisfying the requirement to contribute to the extra facilities needed to support the additional population

there needs to be a local centre for this area of town.

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-

establishment of local hospital on 24 hour basis.

What size contributions? Who maintains the village hall, once it has been built?

Too much

Far too many houses.

"Yes but only to enable the canal route

no

No more housing development please

New village hall on the village side of the road

As long as the canal is protected

Only if it enables the canal link to be built

Canal link good for recreation

Canals use boats with propellers which stir up silt, cause permanent siltation of river water, loss of light, loss of wildlife habitats. Fish and insects would not survive, canal should be routed east of Melksham. Not using the river is essential for the wellbeing of the natural environment."

Again, have concerns that further houses will be built in the area thereby increasing further traffic on already congested roads

Village hall would be useful to berryfields

Contributions to all 3 of the above

Commitment not contributions.

See previous comments

Needs large contribution to canal

Additional health and education needs

Village hall will already be built by Bellway who are putting in 150 houses on the other side of Semington Road so this doesn't even apply. This site is inappropriate as again it joins Melksham to the "village" of Berryfield. This development would destroy Berryfield as a village and cause more traffic chaos.

The development appears at first to be in a good position, until you link it to the development to the northern edge. combine both sites and once again the traffic problems will be unacceptably high. Should the Highways dept ever come to grips with all the extra traffic from

suggested developments to the south west of the bypass i would support this development

Again a loss of a green lung area for the town

Too many houses. Should only be considered as part of canal development

No road infrastructure to support additional housing in this area unless they cross the Avon River

village hall already being provided as part of a separate development

Please read further Berryfields comments.

Seems far too dense to be any good?

Previous comments apply

Appendix 13 – Q16 – Site 3219 – Supporting Answers

Route to the Primary school should be improved

This needs to be left alone for residents to enjoy, for the sake of 10 houses

% contribution to a new school or new hospital.

Which primary school?!

concerns of traffic and pedestrians in one place, if its a crossing thats a lot of roundabouts and crossing/traffic lights in a short distance

there is already a safe route to the primary school

"Further encroaching on countryside bit by bit is how it all becomes engulfed

Stop while there's still some left to preserve

Consider also if you want safe path for kids to go to school about traffic pollution levels whilst at school if you keep building around them"

Pollution,traffic ,noise ,crime , another land owner and developer not got enough money

10 more houses will not be to much of a problem.

The Bowerhill school is over subscribed now

Not qualified to comment as not part of my locality.

a footpath already exists, do you mean secondary school. This would harm the setting of the Jacobean manor house

I'm not familiar enough with this area to comment

Too close to school.

The rest of the area has been ruined by the addition of a school. Might as well complete the process.

No way. Bowerhill is a Village for goodness sake. It has enough houses.

safe route to which primary school?

too small too far away from facilities

No other comments needed!

Definitely

This site has been proposed previously, was refused and an appeal rejected. It would be detrimental to the setting of the Grade 2* Listed Manor House. It has no direct access and is nowhere near a Primary School. The nearby Secondary School needs to have an additional access from the north and the development currently under way.

too many dwellings to the east of the town already

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Safe route to school - surely that should be part of the plans submitted anyway?

Would these 10 dwellings lead to several hundred more being built nearby. The school is fit to bursting as it is

"No, adverse impact on adjacent listed buildings

Need to maintain the footpath across to Shawberry Lane

I believe we have met our requirement for housing, the infrastructure is groaning, enough is enough

No, access onto main road

Yes!"

Would further development take place between Woolmore Manor and the A3012 thereby filling in the open green fields?

There are other places these houses could go.

Which primary school?

Unsafe location and intrudes onto busy road.

Too close to Woolmore manor

Bowerhill has had more than its fair share of development over the last 30 years. I

have until now been supportive of this. So it is not nimbyism. There should be no more development of Bowerhill ever! Any bigger and it would be too big to have any meaningful sense of community.

Maybe should be linked to land advertised for sale in front of this site and used to create small workshops to create jobs - or possibly for bungalows or for affordable / social housing - or even a care home

If it were affordable housing not 10 large detached houses

Leave areas open in this development area

This site could accommodate more than the 10 houses proposed

Looks like a very small site and as suggested zero community gain except for the people with children who buy houses there??

access on to main road across existing walking / cycling route to school would be too dangerous

Small development. Hopefully not too expensive for ordinary people.

If this is using a brown field site with disused farm buildings.

Previous comments apply

Appendix 14 – Q17 – Site 3345 – Supporting Answers

| | | |
|---|---|--|
| Houses are not needed down this rural lane, where people walk | They need employment as much as a cheap brick box" | Greenfield site. |
| % contribution to a new school or new hospital. | Plus road infrastructure and medical improvements | No way. Bowerhill is a Village for goodness sake. It has enough houses. Also School provision etc is a no go. Oak School and Bowerhill are already at full capacity. We don't need any more building in this area. |
| What flood prevention methods | Pollution,traffic,noise ,crime,killing the countryside and wildlife | bridge will be expensive and site does not look big enough for school plus houses |
| "Bridging the road?! | I suppose some provision for expansion should be made but flood prevention is an open question, I wouldn't want the risk personally if I bought a house in that vicinity. | "Flood prevention measures would potentially have benefit to the wider community. |
| No, already too many houses with ltitle town improvements. " | Would be sensible to develop with the site to the east of it. These could be used to help provide the eastern bypass | It would be interesting to know the 'School provision'. It is to be hoped that the cross generational contributions would come to fruition." |
| allotments is a great ideal | Not qualified to comment as not part of my locality. | ideally located |
| Good site for social housing and retirement | I feel 70 dwellings for this site is too much | Definitely |
| there is already flood prevention, there wont be any money for school and allotments are already provided | but not happy as extends Bowerhill, would set a precedent | Outside of the settlement boundary of Bowerhill village and poorly related to existing facilities. It would constitute development in the open countryside. |
| most supportive of this if the funding for young people was diverse | I'm not familiar enough with this area to comment | |
| "It's a farm so preserve it | | |
| You have wonderful agricultural college in Borough so offer tenancies to college leavers & give them a future | | |

safeguard a route for A350 dual carriageway

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

I would want more information before giving an answer to this. If you are planning to build houses that could cause flooding in other areas, than the plans shouldn't be approved!

Providing that binding agreements were made for flood prevention measures and quality of life facilities for people of all ages.

A new school or expand the existing one!

"Could be suitable for a reduced scale scheme

Eastern bypass should go here

Yes, okay

ok

Natural infill for Bowerhill

Yes natural expansion of Bowerhill

No more housing please, traffic congestion

"

Lots of opportunities for the community.

Site too small for house numbers proposed.

Only if eastern Bypass is provided and appropriate infrastructure too

Facilities for young people is important and allotments keeps some countryside.

"I would support this site only if the developers contributed to ALL the provisions.

As a new development and near to the senior school i believe all the provisions are necessary."

Only if needed to support development of an Eastern bypass - think there are too many houses

Too many for the size of the plot

This is outside the boundary for Bowerhill. Pedestrian access would be a major issue

and it would place too much pressure on the existing schools. The ground water levels in Bowerhill are an issue and this number of additional houses will only make matters worse. Access in and out of Bowerhill Lane is an issue now this will only make matters worse

why the obsession with allotments? Also there are facilities for young people already.....how about facilities for all instead of discriminating against members of the community based on age?

70 seems A lot. I think we already have unused allotments.

Previous comments apply

Appendix 15 – Q18 – Site 3525 – Supporting Answers

I don't think there is a need for multi use games area.

These extra facilities would not be built, as most are promised by the builders but never completed.

Greeping expansion of housing to the East of the Eastern Bypass is not desirable plus an existing flood plain through the site

% contribution towards flood prevention & % contribution to a new school or new hospital.

What about shopping facilities transport and improved roads

New access road needed

Too big a development

Why offer sports hall when priority should be to complete the sports hub in the town. Developers should concentrate on ensuring sufficient school and medical facilities exist for additional residents

"Far too many houses.

Is there such demand?

New house prices are far too high already!"

545 mor cars clogging up our access roads through town and clogging up school, health surgery's

make sure there is plenty of parking or the residential area will fill with cars

Very much, but a mixed community of all ages with good accessibility facilies, social and affordable housing. No large high priced developments

Doctors surgery, school and massive road improvements would be needed prior to a development of this size

Area overcrowded already

we already have the above 4 schemes and don't need any more

This is a huge estate near Sandridge Common. Will the quality of housing

negatively affect the community and access to green spaces in this area

there is already a large number of new houses there and I believe this would increase the facilities for all the new houses.

"Leave countryside alone be nothing left rate at which building going on

So much building already & no infrastructure to support it

Wiltshire & Melksham especially cannot continue to bear brunt of developers greed

They contribute nothing

All those retirement properties leave us taxpayers with substantial demands as the elderly flock into town & have significant care needs

Where are developers then?

Lowborne Road has supposed retirement flats but developer couldn't sell them all

so in the end sold to anyone - imagine having your retirement peace ruined regularly by drunken residents brawling?

That's how responsible these greedy land grabbers are"

Need more medical facilities, more road infrastructure and roads wide enough to get emergency vehicles onto the development

Pollution,traffic,noise ,crime,I'm sure most of the residents in Melksham won't want this development ,but will you listen

How many dwellings 545, although the amount of dwellings is massive how will Melkshams infrastructure cope?

Large green field area and too isolated from Melksham centre-housing estate too large

Health care provision for this side of town would be more useful

No way enough is enough.

Not qualified to comment as not part of my locality.

Health facilities would be needed

Absolutely not, far too big, the wrong side of the eastern Way and would be development in the open country side

I'm not familiar with this area, but I can't see why we need another 500 houses in the Melksham area? I thought that there were already plans that provided housing for the projected numbers?

"This area of melksham is now saturated with new builds, there are growing problems.

Where will it all end. "

Prime agricultural land prone to flooding.

Too big a development and believe the existing boundary - Thyme Road - should be retained

Far too big and where are the additional healthcare provisions?

why no mention of more primary school, secondary school (oak is near capacity) and GP units for a development this size - these infrastructure investments are a MUST

site is a long way out and very large and likely to take a long time to develop

This will increase traffic on Snowberry Lane which is difficult to get out of roads onto it nowthe traffic is heavy goods and fast already

Too large! the proposed inclusions will not support a good quality of life or mitigate it's impact on the local area. The word carbuncle comes to mind. This is breaking down a 'rural' environment and has the danger of creating a ghetto style environment.

too large

This development would be a good opportunity to provide accessible green spaces and wildflower meadow to support the farmland nearby

and contribution to bypass

Infrastructure for this many houses would need to be ensured - school and GPs surgery would be needed.

Further retail this side of town to support all these families

Outside of the recently established settlement boundary of Melksham as defined by the alignment of the Eastern Distributor Road, which has provision for dualling as an A350 Melksham Eastern Bypass. Development in the open countryside.

Too big

safeguard route for A350 dual carriageway

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Who will maintain these areas once they are built?

To many house on small site, and no infrastructure GP and schools.

Too large a development - the infrastructure, even with the Proposed inclusions, would not cope.

As it is families living within 5 minutes walking if forest and Sandridge school are being turned away as over subscribed, so I

have to drive 2.5 miles to take my child to school. Where are these extra families going to go?

"No, development into the open countryside, beyond the newly constructed ring road

Yes, if contributions to extension of Eastern Way and includes social housing

No more housing please, poor circulation of traffic

No keep this area free

No too much over development in this area

These maps are too much out of date already

Intrudes into open countryside, enough building east of Melksham

No far too large, what about schools, infrastructure?"

Again, all too often houses are put up with promises of improvements in particular to roads etc.

That amount of housing needs a little more put into the town itself. Can gp's cope with the increased number

Too many houses

To include as stated

Enough there already

A development of this size will ruin Melksham without true investment to the infrastructure, including another eastern A Road north to the M4 and full train service from Melksham direct to Bristol.

"Too many.

Must include affordable housing and infrastructure"

There is enough building over this side of town and the countryside is forever being eroded away. Need to keep some countryside for the health and wellbeing of the already over populated area. Too near the rugby/football stadium which should be able to provide enough sports facilities.

Additional health, and educational needs

Seems most appropriate site and the least intrusive.

This is obviously a continuation of the eastern expansion plan, however extra planning would be involved to cope with extra school place requirements. Would this mean extending the new school or building another, an unknown cost.

"Why have a Sports Hall next to playing fields - wouldn't this affect the planned development of the Campus.

Far too many houses

Longer term might be needed to support development of an Eastern bypass."

I thought sports hall etc was supposed to be part of the town centre campusseems like a back handed way of getting facility where the council always wanted them, not we're residents did, and selling off valuable green land for profits to pay their inflated salaries

No infrastructure to support so many !!!!!

There is a need to have more roads allowing access North & South without overloading or adding to the local congestion?

How about providing some public transport support?

sports hall being provided at campus.....if progressed quickly this site could contribute to that facility? MUGA and play space are appropriate for inclusion in a development this size. Main contribution should be towards east of Melksham bypass.

"Where is the promised Campus ???

"

Ruining the area. Too many houses built there already. We still need some countryside around to walk dogs and enjoy.

Previous comments apply

Yes on the provision of extra school primary school places.

Appendix 16 – Q19 – Site 3107 – Supporting Answers

| | | |
|--|--|--|
| Leave as area for dog walkers | contricutions to the development of the town centre etc.... | Not enough provision for additional traffic. |
| Access onto already congested Woodrow Road/ Lower Forest. | "It's Council work to maintain Public Rights of Way not a developer & wouldn't trust them not to block them off with a brick wall or house | On a designated cycle route, equestrian centres, its dangerous, ridiculous to even consider using the only side of Melksham that leads to a village of Lacock which is used as a rat run anyway. Full of wildlife and protected species, also full of archaeology. |
| % contribution towards flood prevention & % contribution to a new school or new hospital. | Again it's countryside being eroded so stop it & say no" | Not qualified to comment as not part of my locality. |
| Where are the shops transport links and extra health facilities | Pollution,traffic ,noise, crime, ruining the countryside killing the wildlife and I'm sure the local residents won't want this, | A strong no for this site due to access and additional traffic on a road not suitable for extra traffic |
| new access road required road congested already | Sorry but this is all madness, has anybody thought about the repercussions to the Melksham area. I only agree because of the need for housing. | poor transport links |
| Valued open space! | Flooding area & greenfield site. Also additional traffic may not be supported by current infrastructure. | I'm not familiar enough with this area to comment |
| Public right of way needed | Road access poor. | Greenfield site. |
| already have a nice public open space and right of way is a right !!! | On of the risks to the flood plain have been considered | road infrastructure isn't capable to support development here |
| "So long as there is enough parking for residents and visitors | | |
| " | | |
| I would support the development if the scheme included funding for the facilities the houses would use i.e doctors, schools, | | |

small site close to town centre and facilities. Next to existing housing with good connections.

This is a rat run and narrow and already a fast road with horses .

Requires roads / infrastructure Prior to implementing any construction work.

already too congested

upgrade woodrow road and new road as more people cut through to Lacock and Devizes

Outside the settlement boundary of Melksham and adequate access cannot be provided from existing highways which are not capable of improvement. Major improvements would be necessary to accommodate the additional demand on the existing foul drainage system in the area. Only developable once an additional crossing of the River Avon could be provided upstream.

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-

establishment of local hospital on 24 hour basis.

Given it's location, the proposed inclusions are inadequate.

"Does this impinge on A350, Snowberry Lane?

Only if an extension of Eastern Way was constructed beforehand to cope with extra traffic including construction traffic

Once is Snowberry Lane extended to Woodrow

No, road infrastructure inadequate with no obvious solution

No outside the settlement boundary on green fields. No proper access to Woodrow Road and despite Highways does not provide a safe access

No more housing please, poor road surfaces, GPs over stretched"

Will just lead to further developments along the quiet Woodrow Rd area

New road would need to be in place first. Smaller houses or bungalows may fit well here.

The road network in this area would have to be upgraded and roads widened to accommodate the extra traffic. Should this be achieved then i would support this development.

"Houses not needed. Access a problem

Longer term - might be needed to support development of an Eastern bypass, but only if access if off roundabout on that new road"

Again we need plenty of affordable houses so folk can get out of the exploitative rented market

Where would the a350 bypass go ?

It has been turned down twice so far. No infrastructure or road network to enable more housing

This site has not got a safe exit or entrance from Woodrow Road. Woodrow Road is a Sustrans Bike route, Horse riding route and the development would add to the traffic flowing towards Lacock. If and when a relief road for the A350 bypasses Beanacre and this development has it's

own exit to that road north without accessing Woodrow Rd, it may then be acceptable

this area is unsuitable for further development until the eastern way is extended to meet up with Lacock road

"Outside of town boundaries.

The public rights of way, are already being ruined by new farmer at forest farm. This will just be another negative impact. "

Road access is too poor to support building any houses at this end of town. The road from Woodrow to lacock is narrow and already seen deaths occur. Building this end of Woodrow will increase traffic drastically to this area and the current roads network cannot cope with it.

Previous comments apply

Appendix 17 – Q20 – Site 3352 – Supporting Answers

Flooding plagues this area, traffic congestion getting into Melksham is bad enough now

This site is on a flood plain and therefore not acceptable.

% contribution towards flood prevention & % contribution to a new school or new hospital.

On a flood plain

Is this for commuters from London Bristol etc

Too big and development. Flood risks

This development would undoubtedly have a severe impact on flood water movement and channel water into areas that have already flooded and, I suspect, the developers would not invest in ensuring the quality of the houses long term. Occupants would also struggle to insure their properties.

"On flooding issues!

Too many houses!"

Not enough schools, road floods now without more buildings, not enough Gp surgeries

Again 400 more cars clogging up town already chaotic trying to manoeuvre through a crowded town centre.

the train station and public links could be improved to support the bowling and sports places mentioned already

This part of Melksham should be expanded with mixed dwelling and support services

Too big

on the flood plain

This is prime agricultural land and green space with important habitats. This would be devastating to the local area

This is on a flood plan.

The development at George Ward is still progressing and the area cannot sustain further housing.

Only if number of houses reduced

A bit uncertain where this will be

How safe is it to build here?!

there is not the facilities in this area to support the number of dwellings proposed, Bath Road is already very busy and congested, the primary school there would not cope with further numbers as it will already struggle with the new numbers from the George Ward site, I believe it is also too far out from the available facilities i.e the town centre doctors etc...

"This is open space now so why let developer ruin it with ugly brick boxes?

They're full of promises when they want permissions but when do they ever deliver?

Stop selling our heritage

It's our children's future being sold to a greedy few

Keep as much countryside as possible

All this will do is reduce price of property so they won't sell & won't build - except for so called executive disgustingly crass eyesores with no garden that in a few months look shabby beyond words"

More road infrastructure and medical improvements

Pollution, traffic, noise, crime, lived in Melksham for 25 years do not like what I'm seeing Melksham is being ruined by land owners and developers and planning officials who do not care what people want, as long as they are ok

Floodplain absolutely crazy and further congestion to A350 and Bath Road

Very large but need improved bus stop provision and station provision. However the site seems to large to be sustainable

It's too surrounded by water courses and the properties would be at risk of flooding

Too many units and, again, little provision for additional traffic.

Too close to flood plain. Areas that badly flood. Too detached from town centre

No provision for community facilities within the totality of new housing actual and possible in this area. Also no indication of what possible affordable mix or improvements required to ensure safe pedestrian and cycle routes with well managed vehicular traffic arrangements.

But need health facilities

too far from town, open countryside, far too big.

Again, this seems a huge number of houses for which we don't appear to have a need - or the infrastructure to support the residents

Prime agricultural land prone to flooding.

Is outside the current natural town boundary, cut off from the town, and will cause traffic congestion on the Bradford Road

Railway Station needs up-grading as it is a big asset to the Town

Far too big and where are the additional healthcare provisions?

again school and GP must be a provision for this size development - why the exclusion

big site but close to station and facilities maybe could provide a school site or health centre?

Is this flood plain?

ON type of development and affordable housing, including bungalows for elderly and disabled to free up bigger homes in the area

Too large and the railway station is already being developed! No inclusions of any real benefit.

it will flood

I'd be very concerned about flood risk here

This area carries a huge flood risk and without substantial work (not mentioned in the list of mitigations above) would not

only present a hazard to the houses and occupants, but would increase the risk of Shurnhold and the Bath Road becoming impassable after heavy rain.

contribution to bypass

Surely this is very near the floodplain of the river. We have already had 200+ houses built on George Ward School site. The road is not able to take more cars. There is not the infrastructure for this many houses - Schools, GPs etc.

More retail to support this side of town

Isolated from Melksham town centre by the railway and river. Highway infrastructure would be unable to accommodate the extra traffic generated. Surface water drainage is already a problem in this area. No existing facilities nearby. Would require Primary school provision. Melksham railway station is already being upgraded and improved in 2018 and beyond.

Too big

Depends on the flood plain and access from A365

Housing target met ,and therefore time required : to see improvements in current poor situation of inferior road surfaces; for relief for overworked GP services and Re-establishment of local hospital on 24 hour basis.

Support for Melksham Railway....in what way?

Again, a large development with no real infrastructure inclusions.

Where are these kids going to be educated and where are these families going to get health advice

Far to near the flood plain should be no housing because of this.

"Local infrastructure is inadequate to support any development on this site. Railway station improvements are already scheduled for 2018

Presume open space is on flood plain. But improvement to station would be great

No, no roads, more traffic

Yes. Good access to roads etc

No, too near flood plain, too many houses

No more housing development please, near floodplain, poor roads

No"

Its a flood area which would have massive impact around the area which already suffers with bad flooding

Would need to look at if local gps and schools can cope with these numbers

"Too many houses

"

Support as stated

Enough problems with flooding as it is without more houses. 270 on school site is enough let's see what happens next time we have flooding

Not without train station track doubling and direct services to major employment Centres of Bath, Bristol, Salisbury & Southampton.

"Too Many

usual proviso of infrastructure provision"

400 is too many! The railway station has an increase in use already. Should be encouraging more jobs locally.

Health and education needs

Again low level intrusion

Im uncertain about this development. I don't know how far above the flood plain it stands. If the area is only just above flood level then developers would have to build accordingly, unfortunately this would mean the flood water normally laying in the area would be pushed, extending the flood plain further.

"Far oo many houses. Not needed at present Seems to encroach on flood plain.

What support for Melksham Railway Station is being proposed?"

Another green site lost :(

Poor traffic area

Melksham is bursting at the seams already

Too close to flood plain area and until A350 bypasses Melksham it will add to the congestion at Farmers roundabout area

There have been significant issues of flooding in this area, unless this can be addressed I would suggest further development is avoided. Provision of junior/ senior schools to the West of the town will be required along with health facilities.

Excellent for station support ... and logical because people can walk to the station. However , station development is not just for people who live in these 400 dwellings, and the station improvement must not be dependent on this site being developed!

Too big !

Too many houses, not enough town services. Need more healthcare and schools in the town.

Depends if affects flooding in area

Previous comments apply

Appendix 18 – Q21 – Further Comments

I am very happy for all development around Melksham. Point is we will need more GP'S, roads, schools and other public facilities.

Having passed the George Ward gardens whilst in development. I was horrified to see the destruction of the hedgerow. Who is monitoring these builders. Are they going to be allowed to destroy all the hedgerows. How will the future developments be monitored to stop builders doing as they please. All new homes should be freehold, again to stop builders charging after sale.

Melksham is already overcrowded. The local doctors are struggling to cope with more patients. Melksham just don't have enough facilities to provide more housing and more residents

Solar power should be installed on new houses. Our council could be a green council with green policies. All

developments should contribute a percentage to new schools or school development (extensions), flood prevention & NHS hospital & healthcare. These pots should then be used to build or extend current facilities to allow support for the growth of the town.

Over 2000 houses and no really improvement to facilities or roads. How do we get out and about or get to the limited shops? Perhaps by DRONES. This amount of new build has not be thought through properly to include the difficulties that the increase of houses has already cause. PLEASE GO BACK TO THE DRAWING BOARD AND TRY DRIVING THROUGH MELKSHAM ON A THURSDAY OR FRIDAY

Having previous lived in an area where housing boomed failure to provide infrastructure created massive problems for council

You only tell the things you will add local to the sites. What about impact on area as a whole. Flood risks, access issues, council services, health services, transport issues, environmental affect etc etc. Offer added extra but not enough of possible drawbacks.

The key concern is employment in the area. Whilst house building has continued at a fast pace the creation of "quality" jobs have been few. Large employers such as Asda are providing a service for the new residents coming to the town although we were already served well by all the main high street chains other than Tesco. No doubt they will arrive eventually. Businesses such as Asda will provide employment and can provide careers and are ideal for part time workers and students, however, we are not encouraging enough better employers into the town and thus Melksham is now a commuter town and the local roads cannot cope. A350 improvements are fast

channelling traffic past Chippenham and into Melksham such that despite proposed adaptations the farmers roundabout area will become totally grid locked. The local plan should concentrate on job creation, infrastructure to support an expanding population before permitting more house building. Creating jobs and having people travel into the area rather than out of the area every day will bring in revenue and investment after which more house building would naturally follow.

How are the local amenities going to cope with more families? Doctors, schools, roads, dentist - we don't have the resources now!

Having been a census enumerator for the Melksham area in 2011 I was amazed at how many empty properties there were. I therefore find it difficult to swallow the idea that we need to build so many new homes. 2610 were counted on all these development sites and I fail to see how the present infrastructure can handle at least double this number of people. The proposals by developers are all given to sweeten the pill with no guarantee they

will ever materialise. I do not support ANY new development in Melksham. When I first came here in 1980, there was not the traffic issues we have now and it is sad to see so many habitats disappearing under bricks and Tarmac. But I guess there is not much point in having an opinion really as it will be over-ruled.

Melksham has met its housing quota to 2026. Stop building more!

Far too many new developments to this area no new road systems, schools, health centres, a Bypass is seriously needed. Also flood defences need attention.

Melksham needs more community stuff

I can only plead the road layouts are better than Hornchurch road area and the new estate by the water meadow

Melksham needs to expand taking into account a good community structure and mix of housing for all ages and good open space to create an age friendly community.

I think we need more local shops and pubs

Melksham has too many houses and not enough infrastructure already. We do not need any more big housing developments

My only concern would be if the building works contributed to more flooding.

There is too much housing anyway, the town facilities cannot support more residents without work opportunities and doctors schools etc. The council can't even support decent toilets

I feel the last places for consideration should be those on the edge of flood plane

Before building houses in Melksham the facilities, shops, doctors etc all need to be improved first. People are still shopping out of town.

All developments should respect the former rural nature of the land by including trees and bushy areas. They should also provide affordable housing

We need more healthcare provision no schools to support all new residents

Melksham is already far too big with no infrastructure to suitably support all those in the community.

To build more houses we need to have more Drs and Dentist and College facilities.

Already so much development of green space has taken place Melksham has borne the brunt of housing development but across Wiltshire it seems policy is to build, build, build with no account of infrastructure needs. Developers have no responsibility for this so burden & effect falls upon us the residents. Already our hospitals/GP's/schools are buckling or failing under the pressure from last few years combined with central gov cuts. How you imagine it can cope with an influx of yet more development is truly beyond me. One can only imagine none of you have to use the services as you're clearly out of touch with the urgency of the crisis we're facing. If in touch you wouldn't be having this consultation you'd just say no. It's what you're paid to do - represent the residents - current, not future - of Melksham & Wiltshire so please

fulfil what you have been paid to do by my hard earned money.

When developers build new places they MUST make roadways wider to allow access for emergency vehicles when everyone is home with their cars parked along the roadside. It's no good developers saying they are building to the regulation. They need to allow wider access.

Melksham has expanded greatly in the last few years and the services are very stretched, trying to cope. There needs to be a review of these before any more housing is given planning permission.

Next

Houses need to be built, but not on or near flood planes

Traffic and congestion needs to be high on the agenda when looking at building more houses. Also more provision should be put in place for open spaces

There are multiple problems with the expansion of Melksham and no answers to

this, all contributing to future mayhem. Stupid!!

All new developments impact services, green spaces and housing costs. I would much prefer to see development into the already inadequate health system in place in melksham

All brownfield sites should be identified & developed prior to building on any greenfield sites. Roads infrastructure should be readily able to support any development, or there should be a community approved road development programme. There should be no development on flood plains or close to areas prone to flooding.

I live in George Ward Gardens and this morning I could not use the bus stop as it is overgrown with weeds and filled with rubbish. The pavement access to Dulch lane & Shaw primary school is an ongoing issue with poorly maintained bushes and vegetation. Disappointed that there are no places in Shaw school or plans for expansion. Play area in dulch lane is rusty and dilapidated. George ward Gardens feels unloved and uncared for and if every

household is paying council tax I would expect improved infrastructure

new housing must provide green space, animal habitat corridors and green space near existing adjacent housing.

There appears to be too much planned development on green field sites and not enough redevelopment on pre-existing brownfield sites. A lot of these developments appear to be close the flood plain and will cause more flooding problems in the future

I DONT THINK THERE IS ANY NEED FOR CANAL .MONEY WOULD BE BETTER PUT TOWARDS OUR ROADS AND VERGES . MAKING IT LOOK CARED FOR . COS WITH MORE HOUSE THESE ARE GOING TO HAVE MORE USE.

As a town straddling a river there needs to be an additional route to improve traffic flow before building numerous houses.

It's all very well offering incentives such as canal links, bus stops, better roads, access to schools, leisure facilities and doctors/dental surgeries etc, but we all know that these 'sweeteners' will not

happen. NO MORE HOUSES IN MELKSHAM!!

The developments I have agreed to do not mean I agree to all selected. I agree to one or two of them

Improving levels of affordable housing levels and safe pedestrian & cycle routes must be part of all these proposed developments.

If all this housing is allowed too much farmland would be lost do we not need good farmland to produce food for all these extra people living in the town!

I appreciate that we need additional housing to accommodate projected population increases, but I would not like to see agricultural land being sold in order to do this. Neither would I like to see housing developments built next to existing historic villages, as that will spoil their character. We are in danger of creating an urban sprawl, which could not be reversed. There does appear to be a large element of 'pay-off' in many of these proposed site plans - for example, selling and developing farm land in order to fund

a canal; a village hall or contribution to some local facility to sweeten the bitter pill of a large housing development right next to a community. Contributing towards infrastructure doesn't necessarily provide additional classrooms or fund more doctors, nurses, teachers etc

Melksham has seen more than its fair share of development over the last 10 years and its infrastructure is creaking accordingly. The balance between urban and rural is about right

Melksham Neighbourhood Plan, once agreed needs to be implemented by the Council and Wiltshire Council stood up to on behalf of the residents of Melksham. At present we are a push-over as it is clear Wiltshire Council can do just what they want with very little being of benefit to Melksham

I have known Melksham for many years and having recently moved here I am horrified by the lack of healthcare infrastructure in the town - it is all to clear to me that no thought has been given to dealing with this problem to date and it would be nothing short of a crime to

permit more housing without sufficient healthcare facilities being provided...

At the moment GP surgeries are overwhelmed and the local schools are full. Careful consideration needs to be given to having appropriate facilities if there is further development. Also, why on earth would you consider building on a flood plain???

Councilors must remind the NIMBYs that they live in houses which were once green fields and someone's country view. Sky high rents are leaving a whole generation with little disposable income and at risk of homelessness.

Please, consider primary schools, nursery provision, secondary schools, GP surgeries and more leisure facilities. Melksham cannot support more growth without these and we have a lot of catching up to do from recent developments before we move forward. Further developers need to be held more to account for the immediate infrastructure. The east Melksham pathways and road network are still being worked on years after the

houses were finished and the park (if you can call it that) only just completed too.

would like to see a mix of small and large sites to provide housing and new facilities

Social housing and affordable housing are two different things. Social housing is very necessary, not affordable. Join two councils. We need housing development with more layout and variety of materials. The new developments are pretty much indistinguishable from one another. What about eco homes, self build social housing? Abolish two councils doing the same job and have one super non political council. Bungalows and small housing people can afford to buy or rent. Houses = people who need doctors, dentists, roads and schools. Social housing only not affordable, we need more units people can afford to rent. I think the canal development is important to give the town a USP otherwise it's a rather ugly commuter town. The developments should then reflect the services/attractions of the canal stopping off point. Establish a link from town centre to Packhorse Bridge. If current

housing obligations are met we do not need further housing. Use the old railway embankments for walkers and cyclists, dedicated pathway.

What about Beanacre bypass and road to take traffic off Snowberry Lane

1) Whilst the maps may be the most recent available, they are obsolete and not always helpful in providing an overview. 2) Do you have any proposals under the 'Melksham Neighbourhood Plan' or is this consultation your first step in formulating a response to the developers list of proposals? Have they been issued 'guidelines' for these approaches as Melksham has already met it's current housing requirements until 2026. I believed that the council were developing a plan in order to stop these type of approaches. The plan needs to be published with identified sites for potential development. This could potentially stop applications being made for areas that the council has already determined as being unsuitable.

Please consider traffic and flooding. Too much development will increase both

We need more housing but what we've seen so far is an increase in housing without enough support - doctors, flood risk to properties already existing as well as the new houses, school places, etc

Largely supportive except for the final proposal

the plan needs to consider what development should take place on the sites being sold to finance the campus, for example the type of housing at Melksham house and the possibility of developing the library site for retail as opposed to residential. Also the Canberra and Christie miller sites. The plan needs to make specific reference / preferences for these sites

My concern is with regard to more development unsupported by infrastructure in this area, such as hospitals, schools, doctors, bus services.

Make sure the local Shops, Schools and GP surgeries keep up with resident growth. Make sure local roads keep up with local traffic growth

Additional growth will soon require consideration to be given to the provision of another secondary school.

Melksham is growing with houses but how are we going to support the occupants with schools, transport, hospitals, doctors & other essentials?

Developers promise lots but only do what they want, Bowerhill was promised a doctor's surgery , still waiting! Leave Melksham alone, it's spoilt beyond words as it is.

Canal project and housing needs would be a suitable plan.

The 'Green Belt' should be adhered to. We cannot keep pushing the boundary out. Any old buildings should be redeveloped not just keep using new land to build in. There needs to be the facilities to support the growing population especially where doctors and dentists are concerned.

Much more infrastructure, inc a Doctor's surgery

These developments should only go ahead with cast iron guarantees of health care and school provisions.

Melksham is bulging from the results of previous planning and building development without adequate provision of infrastructure. Please do not worsen the problem with more development if it has similar results. As someone else has said before,"the only thing we learn from the past is that we don't learn from it!"

Until the infrastructure (health, education, policing, more frequent bus routes) is in place to support extra housing, town services will be unable to cope with the influx of new people and families. The current crisis will get worse.

1) Whilst the maps may be the most recent available, they are obsolete and not always very helpful in providing an overview. 2) Do you have any proposals under the 'Melksham Neighbourhood Plan' or is this consultation your first step in formulating a response to the developers list of proposals? Have they been issued 'guidelines' for these approaches as Melksham has already met

it's current housing requirements until 2026.

Melksham has expanded greatly in recent years. I would not welcome significant additional expansion.

This is ridiculous!! Melksham will be the size is Swindon soon! Too many houses.

The biggest concern are the 'if some of the following are put in place'. Quite frankly the big developers dont care about the impact upon the local roads or infrastructure etc, only way I would consider any is if the infrastructure etc was put in place first. Also I have real concerns about the potential for building on current flood plain areas which will have an impact upon my property.

Melksham needs to look at provision within the town centre and how to support new residents to Melksham. A lot of families use neighbouring towns to do activities / shopping because the infrastructure does not exist in Melksham at the moment. Activities for children and young people outside of uniformed groups is limited and community centres / village

halls are not used to their full potential for community events.

Affordable houses for young people

Honestly the roads just cant cope as it is. Development needs to be having no impact on the bottle neck areas,,, a350, Whitley/shaw, Asda, farmers roundabout.

Serious consideration to infrastructure improvements including an eastern bypass the current roads cannot take more traffic

People over Profit please.

The whole thing depends on infrastructure: roads, GP's and schools being the main problems now, let alone if population expands further.

The neighbourhood plan has taken a long time to get up and running, but hopefully things will start to move more quickly to get it in place and so stop the continued applications to increase Melksham from a small town to a much larger one, without large retail support or GPs, hospitals etc to support them.

I recognise the need for more housing, primarily of the lower costing units, we

need to provide the housing for young people to buy or rent at costs that they can afford. Also along with a growth in population we need to ensure a growth in facilities health, education, recreation etc

Sites on the edge of town are far more sustainable than trying to join the surrounding villages to the town. Also it would have much less traffic impact as people wouldn't be forced to travel through the town to reach their destination.

What has happened to the Neighbourhood Plan - it seems to be taking a very long time to complete. When will we see what is being propose. Why was this consultation only about housing - the other public engagements let us share views on the whole range of issues identified at the start of this survey. Lots seem to be happening in the Melksham Area recently - upgrading of A350; possible new health facilities; the work to upgrade the parks and play areas; upgrading the Market Placer - how will these affect the Neighbourhood Plan? We need a public discussion - but things seem

to be happening with little or no public input. Time to get a move on.

Roads in the area are not suitable for this level of development

I feel that the way this is set out makes it difficult to say no to housing development when community benefit seems to be so good. However we all know that community benefit very rarely turns out to be quite what was promised. Melksham is chockablock at the moment and these promised community benefits have not arrived with all the house building that has happened. So why should we believe this will happen now. I can see no benefit from the East of Melksham or the George Ward site developments. Infamously the east of Melksham play area took 15 months to build and nobody seemed to hold the developers to account. What guarantees will the NP give us that these community benefits will happen if we allow this development.

We do not have enough facilities in Melksham to support new housing. We need more GPs, things for teenagers to do, better roads. The road by Asda is

ridiculous. You can't possibly build more housing without addressing that first.

We need more doctors, A+E, schooling, etc to be enabled prior to more building

Thank you for allowing comments

I would like to understand what is being proposed re the land highlighted in yellow. The delivery of the Berks Hants canal needs to be a major priority for the town as it will boost investment and bring jobs and visitors to the town.

I think it is absolutely unbelievable that developers can apply to build houses, somewhere another developer was refused recently

See http://www.twcrp.org.uk/np_shlaa_2017111.pdf - written up there

The plan is taking too long to produce and is focusing too much on specific sites. The plan should be a set of guiding principles that a potential developer can read quickly and make reference to so that they understand the principle of what type of development and infrastructure is

required. This plan needs to be finalised and out for public consultation without further delay.

Please stop saying developers will be paying for x y and z. House purchasers end up footing the bill. Indirect taxation at its worst.

Build on brown field sites, not green. So many empty west houses up in the bowerhill 'industrial' estate which is far from as industrial as it was. Make this area a more residential area. Build houses on the old wear houses. Put in new school and doctors surgery. Plenty of space there and improving an area which is a total eyesore and waste.

Why are WCC trying to turn Melksham into an urban suburb without the infrastructure?

Melksham already has an alarming amount of dense new development, living in tiny houses bunched together is bad for health. Wiltshire Council need to stop trying to fill the black hole in their finances by allowing unwanted development all over Melksham. Shame on you

Adoption of just part of this development proposal Previous comments apply will turn the town and surrounding area into an urban dormitory , the current lack of social facilities,schooling,health services etc is already serious. To continue with this to provide WCC with its missing funding is not a solution.

How much difference will the Neighbourhood plan make On decisions the council will make on these developments in years to come?

We have too many houses already.