



Melksham Area Neighbourhood Plan

Sustainability Appraisal Scoping Report

Produced by: Melksham Neighbourhood Plan Steering
Group (MNPSG)

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CHAPTER 1

Introduction

This document is the scoping report for the sustainability appraisal, incorporating the requirements for a Strategic Environmental Assessment (SEA), of the Melksham Area Neighbourhood Plan. This stage of sustainability appraisal involves compiling background information needed before a sustainability appraisal can be undertaken; it is often referred to as 'scoping'. It establishes an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives.

The information contained within this report will be used to assess the extent the emerging Neighbourhood Plan policies contribute towards sustainable development.

The Melksham Area Neighbourhood Plan will be in conformity with higher level planning policy, including the Wiltshire Core Strategy. The Core Strategy has been subject to its own sustainability appraisal and this report has been informed by information contained within that assessment and associated Sustainability Appraisal Scoping Report.

1.1 Melksham Area Neighbourhood Plan

Representatives from the Town and Parish Councils of Melksham, together with representatives from other local community and local interest groups, have joined together to form The Melksham Area Neighbourhood Plan Steering Group.

The aim of the group is to consult with local residents, groups and bodies as well as gain advice from planning experts and within the framework of the National Planning Policy Framework and the Wiltshire Core Strategy Feb 2012, devise a Neighbourhood Plan for the Melksham designated area.

The MNPSG Vision and Objectives were agreed on 2nd December 2014 and are these:

Vision - what are we trying to achieve with our neighbourhood plan?

- Melksham is a small market town with lots of character, traditional buildings, good schools and shops and it is surrounded by villages, working farms and beautiful countryside.
- We wish to make our neighbourhood an even better place to live, work and visit.
- We wish to sustain or enhance the beauty and vitality of our neighbourhood and make sure our infrastructure is capable of supporting us.
- Hundreds of houses have recently been built and we are required to accommodate more. We must make sure that increased population

also brings enhanced infrastructure.

- We want community led development.
- We want development that will stand the test of time, support the local economy, provide high quality accommodation for all of our community, respect the individual character of the town and protect our natural environment.
- We want a stronger voice in local development when planning applications are decided by Wiltshire council.
- We want a greater say about where, how, what and when development occurs in our community.
- We want our community to have a chance to get good impartial advice from experts about what kind of growth would benefit the town. We want to use this advice to work in partnership with all those involved so as to manage what is eventually built.
- We want to make our community resilient to the effects of climate change
- We want to reduce carbon emissions and to support the transition to a low carbon economy

MNPSG Objectives

- We will propose the site location / locations for [2,040]* new homes in the Melksham area
- We will assess the need for retail provision and propose the best location / locations for new retail sites.
- We will propose solutions for key infrastructural requirements created by the new development
- We will investigate the opportunity to build more homes within the Melksham Neighbourhood Plan Area and propose site locations
- We will assess and propose the specification of business units for the pre-selected industrial sites in the core strategy
- We will make costed proposals about how planning gain (CIL) should be spent.

* source: [Infrastructure Delivery Schedule](#)

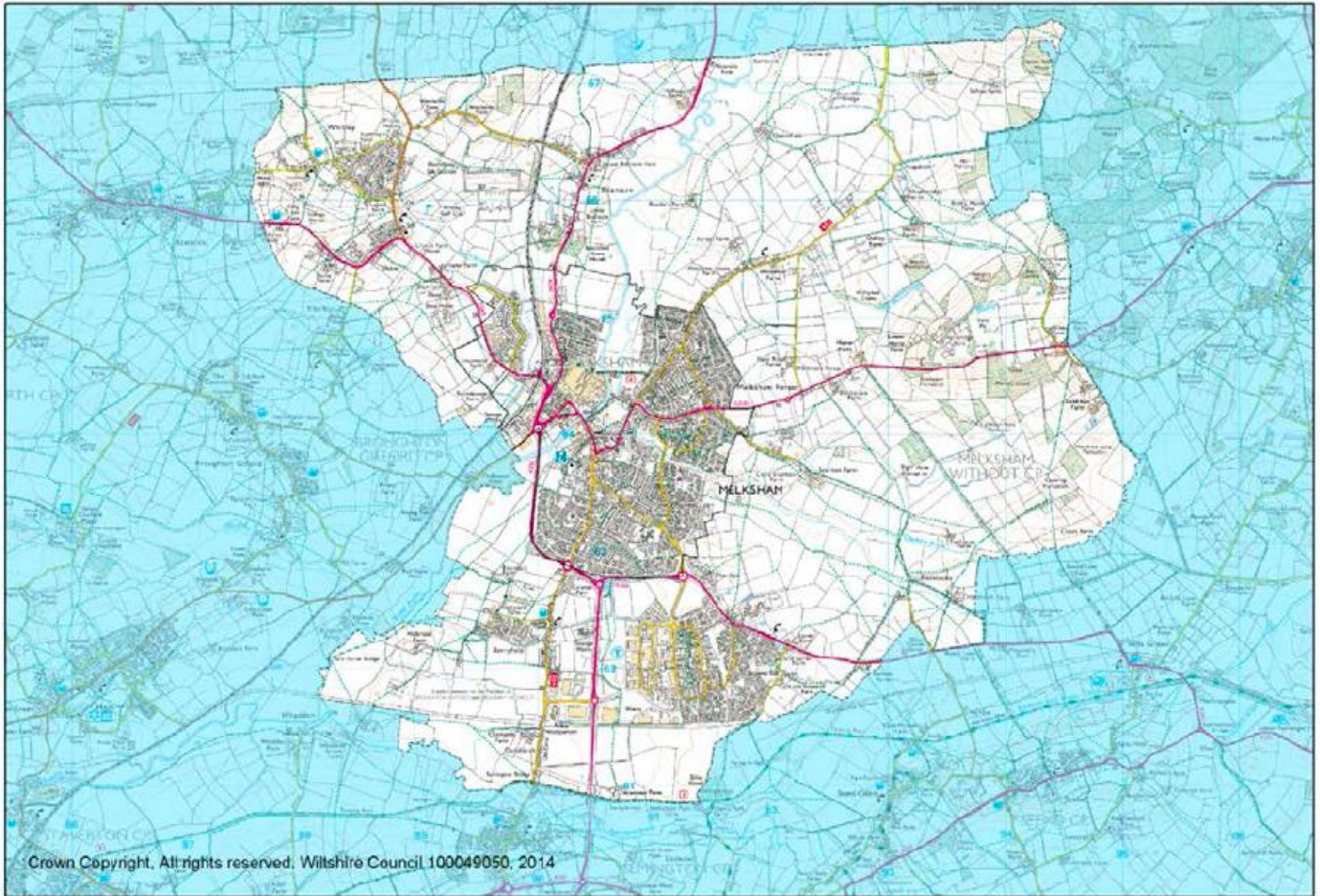


Figure 1.1: Map of area

1.2 Sustainability Appraisal and Strategic Environmental Assessment

Delivering sustainable development is the core principle underpinning the planning system and the purpose of sustainability appraisal is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of the plan.

Sustainability appraisal helps to deliver the UK Sustainable Development Strategy. This strategy defines the goal of sustainable development as "to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations". It sets out five guiding principles to achieve it:

- living within environmental limits
- ensuring a strong, healthy and just society
- achieving a sustainable economy
- promoting good governance
- using sound science responsibly.

Legal requirements

There is no legal requirement to undertake a sustainability appraisal of a neighbourhood plan as they are not Development Plan Documents.

However, assessing the social, economic and environmental effects of a neighbourhood plan is good practice, can help improve its overall sustainability and ensure that a wider range of sustainability considerations inform its development.

There is a legal requirement to consider the need to carry out a Strategic Environmental Assessment (SEA) on plans which are determined likely to have significant environmental effects. This is in accordance with EU Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment", also known as the SEA Directive.

The SEA Directive was transposed in England through The Environmental Assessment of Plans and Programmes Regulations 2004.

It is considered that, because of the likely content of the Melksham Neighbourhood Plan, including the consideration of development sites, and the geographical area that the plan covers, there is the likelihood of significant environmental effects and therefore an SEA will be undertaken throughout the plan's preparation.

Joint assessment

Although the legal requirements for sustainability appraisal and SEA are separate and distinct, they have a high degree of overlap and government guidance advises an integrated approach can be followed. Throughout this report therefore, where reference is made to sustainability appraisal, it

relates to the combined process of sustainability appraisal and SEA.

1.3 Habitats Regulations Assessment

Habitats Regulations Assessment in accordance with Article 6 (3) of the Habitats Directive (92/43/EEC)

A Habitats Regulations Assessment (HRA), in accordance with Article 6 (3) of the Habitats Directive 92/43/EEC is a further consideration in respect of the Melksham Area Neighbourhood Plan. HRA concerns sites which are areas protected for their nature conservation value. These areas consist of: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

An HRA screening exercise will be undertaken in consultation with Natural England and ecologists at Wiltshire Council to establish if the Melksham Area Neighbourhood Plan is likely to lead to adverse effects on the integrity of European Sites. This will take the HRA Report published alongside the Wiltshire Core Strategy into consideration. Any HRA work will be conducted alongside the sustainability appraisal process to ensure the processes inform each other. However, any HRA work will be reported on separately.

1.4 Report Structure

This report is structured as follows:

Chapter 2: Methodology

Chapter 3: Review of other plans, policies and sustainability objectives

Chapter 4: Baseline information

Chapter 5: Key sustainability and environmental issues and problems

Chapter 6: Sustainability Appraisal Framework

Chapter 7: Consultation requirements

Chapter 8: Next steps

CHAPTER 2.

METHODOLOGY

2.1 Introduction

The methodology for this initial scoping stage of the sustainability appraisal was developed in accordance with the following guidance:

- *A Practical Guide to the Strategic Environmental Assessment (SEA) Directive* (ODPM, 2005)
- Planning Advisory Service (PAS) Sustainability Appraisal online guidance at:
<http://www.pas.gov.uk/pas/core/page.do?pageId=152450>
- 'Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal'

This report meets the scoping requirements of the SEA Directive which are as follows:

SEA Directive 2001/42/EC - Setting the context and objectives, establishing the baseline and deciding on the scope

The Environmental Report shall include information on [inter alia]:

- the "relationship [of the plan or programme] with other relevant plans and programmes" (Annex I(a))
- "the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation" (Annex I (e))
- "relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" and "the environmental characteristics of areas likely to be significantly affected" (Annex I (b), (c))
- "any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC" (Annex I (d))

"The authorities ... which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes ... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report" (Article 5.4 and 6.3).

2.2 Stages of the Sustainability Appraisal

The sustainability appraisal is carried out in a series of stages which are outlined in figure 2.1.

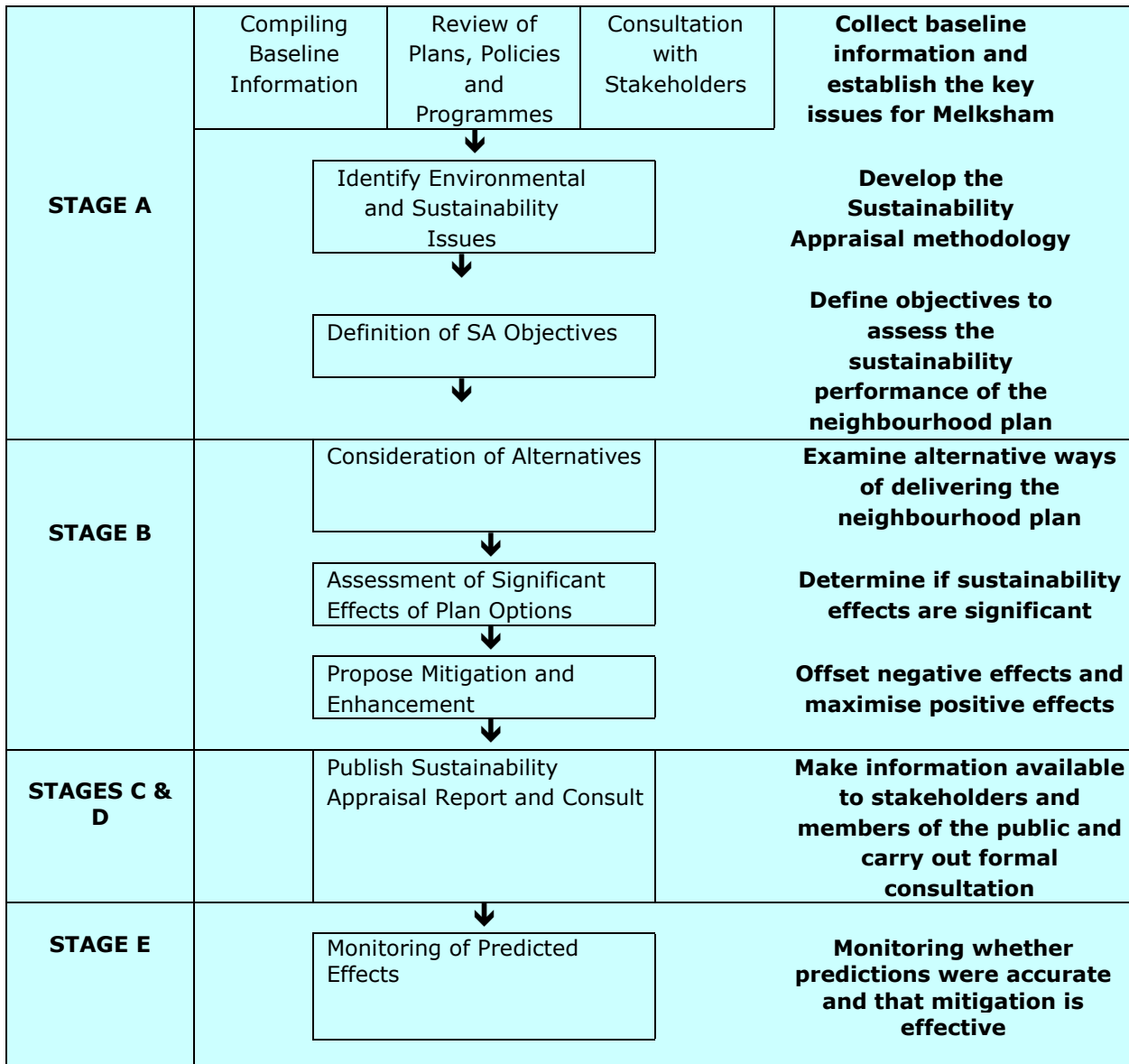


Figure 2.1: The stages of sustainability appraisal and SEA

This scoping report includes the information relating to Stage A (highlighted) and this relates to Stage 1 of the neighbourhood planning process for Wiltshire, presented in Appendix A. Further information on neighbourhood planning in Wiltshire can be found at:

The individual tasks within Stage A, which will meet the requirements of the SEA Directive, are further explained in Sections 3-7 of this report.

2.3 Scope of the Sustainability Appraisal

The sustainability topics considered in this scoping report encompass those required by the SEA Directive but include wider social and economic considerations. These have been informed by the National Planning Policy Framework (NPPF) and the sustainability appraisal of the Wiltshire Core Strategy

The SEA Directive 2001/42/EC requires an assessment of:

"the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors."

In addition, topics have been included to ensure that those of particular relevance to the Melksham area have been considered. These topics are summarised in the table below, with a comparison of the topics required by the SEA Directive.

The sustainability appraisal guidance also requires that any inter-relationships between topic areas are considered. Cross cutting matters have therefore been addressed within this report for each topic area. Cross cutting issues refer to where elements of one topic relate to elements of either one or a number of the other topic areas.

SEA Directive required considerations	Melksham Area Neighbourhood Plan Sustainability Appraisal topic areas	Sustainability Theme
Biodiversity	1. Biodiversity Incorporating fauna and flora	Environmental
Fauna		
Flora		
Soil	2. Land and soil	

	resources	
Water	3. Water resources and flood risk	
Air	4. Air quality and environmental pollution	
Climatic factors	5. Climatic factors	
Cultural heritage, Including architectural and Archaeological heritage	6. Historic environment Incorporating cultural heritage, architectural and archaeological heritage	
Landscape	7. Landscape	Social
Population	8. Population and housing	
Human health	9. Healthy communities	
	10. Inclusive communities	
	11. Education and Skills	
	12. Transport	Economic
	13. Economy and Enterprise	
Material assets	Material assets and infrastructure matters are discussed within other topic areas. For example, waste matters are discussed within the land and soil resources topic area and transport infrastructure is discussed within the transport topic area	Environmental Social Economic

Inter- Relationships	Important cross cutting matters are addressed in relation to each topic.	Environmental Social Economic
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Figure 2.2: Sustainability themes selected for inclusion within the Melksham Area

CHAPTER 3. TASK A1 - IDENTIFYING OTHER PLANS, POLICIES AND SUSTAINABILITY OBJECTIVES

SEA Directive requires consideration of:

"the relationship with other relevant plans and programmes"

"the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"

Annex 1(a) and (e)

3.1 Introduction

The Melksham Area Neighbourhood Plan may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. Documenting these influences is an important part of the sustainability appraisal process as it ensures the neighbourhood planning work is consistent with up to date policy, is informed by sound information and also helps in the process of identifying environmental and sustainability issues.

The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account during the development of a plan.

3.2 Review of plans, policies and objectives relevant to Melksham

A comprehensive review of international, national, regional and local level documents has been undertaken by Wiltshire Council and documented in its Sustainability Appraisal Scoping Report; a number of these contain policies/objectives that relate to Melksham. There are also a number of documents that contain local-level information that are of specific relevance to the Melksham Area Neighbourhood Plan and which will need to be taken into account during its development.

These documents are listed below. The key aims, objectives and indicators have been identified from these documents and these are summarised in Appendix B. This information has been used to inform baseline data, the identification of key sustainability issues and the Sustainability Appraisal framework.

- National Planning Policy Framework
- Wiltshire Core Strategy [Document](#)
- Joint Strategic Assessment For Melksham Community Area 2011
- [Wiltshire Infrastructure Delivery Plan 2011 - 2026 Appendix 1: Community Area Delivery Schedules - Melksham](#) Strategic housing land availability assessment - Output report Dec 2011 (Wiltshire Council) and Strategic housing land availability assessment Melksham - Dec 2011 (Wiltshire Council)

CHAPTER 4. TASK A2: BASELINE INFORMATION

4.1 Introduction

SEA Directive requires consideration of:

"the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programme"

"the environmental characteristics of areas likely to be significantly affected"

(Annex 1(b) and (c))

Baseline information provides the basis for predicting and monitoring environmental and sustainability effects and helps to identify problems and alternative ways of dealing with them. A practical approach to the collection of baseline information is essential as there are opportunities to update the sustainability appraisal scoping work in the future. Gaps in data may be

identified and if so they will be identified by this report. Stakeholders also have an important role to play in this process, residents, developers, advisors and others will provide information and feedback which will inform the neighbourhood plan as it progresses.

This section of the report outlines a summary of the environmental and sustainability baseline information for Melksham, set out by sustainability topic as discussed in Section 2. It will outline current trends and the likely evolution of the environment in Melksham if the neighbourhood plan was not being developed. This information will provide the basis for understanding what the key sustainability issues are in Melksham and it will influence the type of environmental and sustainability objectives that are chosen for the ongoing assessment of the neighbourhood plan.

4.2 Background to the Melksham Neighbourhood Area

The parish of Melksham Without was created under the Local Government Act of 1894 which divided the ancient parish of Melksham into Melksham Within (the town or urban district council area) and the rural Melksham Without. Parts of Melksham Without, adjacent to the town, were subsequently transferred to Melksham Within in 1895, 1914 and 1934.

Melksham Without surrounds the town of Melksham on three sides – the northern, eastern and southern. The whole parish is mainly on Oxford clay where a mix of traditional small mixed and livestock farms, predominantly dairy and pig farming have developed.

In the past the three villages in the north; Beanacre, Shaw and Whitley were ancient centres of population. Whitley is mentioned in the Domesday book. The eastern part of the parish, bounded by the Avon to the west and the Semington Brook to the south, were part of the royal forest of Melksham whose bounds were first set in 1228. The borders of the forest changed over the centuries. For example, Rotteridge Wood was in the Forest in 1228 but just outside it in 1300. The forest supplied large numbers of fallow deer to provide the court with venison, timber and firewood were also supplied. Between Bowerhill and Seend there was an enclosed 'cowfold' for the King's cattle but other owners had to pay for pasturing their animals in the forest, although the poor did have common rights. From 1618 the area was cleared of forest and the land leased, often to people who were already occupying it illegally. From 17th century onwards, scattered farmsteads developed.

In the south are two areas that were devoted to farming but were given over to military purposes in the 20th century. From 1940 until 1964 Royal Air Force Melksham was based at Bowerhill and houses were also built at Berryfield. In 1970 Wiltshire [County] Council purchased the land, and from 1974 onwards, Bowerhill developed into a large residential village with a thriving industrial estate. Berryfield too has become a separate village community.

The whole of the parish lies within the broad valley of the River Avon with the highest land being in the north at Shaw Hill (165 feet or 50.292 m) and to the north of Whitley (195 feet or 59.436 m). The south-west corner contains marshy land that was liable to flooding and which contains little settlement. The River Avon flows through the northern part of the parish, to the east of Beanacre, and a stream from Sandridge joins the river there. Another stream, the South Brook, flows from Shaw Hill into the Avon to the west of Melksham. The Semington Brook forms part of the southern boundary of the parish.

The town itself is first recorded as 'Melchesa' in the 1086 Domesday Survey. Gover (1939) asserts that this is derived from the Old English 'meoloc', meaning milk, but admits that there is no firm foundation for this and that the ultimate meaning is unclear. The Domesday listing indicates a large, valuable estate with a church and several mills.

In 1200 the church at Melksham was granted by King John to Salisbury Cathedral, and shortly thereafter, in 1220, it passed to the *communa* of the canons of that institution, who founded an agricultural estate – the Rectory Manor or Canonhold. The secular manor was held by the crown in 1086, and remained chiefly in royal hands until the mid 13th century, King John being a regular visitor between 1200 and 1212. Local tradition holds that John had a hunting lodge at Melksham, convenient for the extensive former Melksham Forest. In 1257 the manor passed to Amice, Countess of Devon, who leased it to Amesbury Priory in 1268. The office of prioress held the manor thereafter until the Dissolution. The passing of the manor into secular hands was marked by the construction of an ambitious new manor house, known as Place House and fronting onto the Market Place.

A market and fair grant is first known from 1219, and a second in 1250. The prioress of Amesbury obtained a further fair grant in 1491. These events, however, were waning by the mid 19th century, and by 1888 the fairs had lapsed and the market was alternated fortnightly with that of Trowbridge. The final market – for cattle – was held in 1939.

Weavers are mentioned in Melksham in the mid 14th century, but the first specific reference to the cloth industry was to two fulling mills in 1555. By this time cloth had made the town prosperous and during the 16th and 17th centuries Melksham clothiers are recorded buying wool throughout the West Country and exporting their wares as far as Central Europe. Thereafter, until the advent of the Industrial Revolution, the trade was in decline and in the first half of the 18th century serious riots took place. Although several industrial-scale cloth concerns were active in the town in the late 18th and early 19th centuries, the industry's decline was terminal, and by 1875 only one factory survived. This was to close in 1888 and the same year reopened in rubber production, an industry that rapidly grew to dominate the town, as it does today.

The town grew rapidly following the construction of the Wilts & Berks Canal

in 1801, and this growth was accelerated after the Great Western Railway opened in 1848. Several industries flourished during the 19th century, including corn milling, brass and iron founding, feather processing, rope & twine manufacture and milk condensing. Almost all are now gone, although new industries have arisen to take their places, mostly situated on the edge of the modern town.

4.3 Baseline Information

4.3.1 Biodiversity

The Melksham Designated Area is considered to be rich in biodiversity e.g. bats, grass snakes, slow worms, kingfishers, woodpeckers many differing types of finches, birds of prey, wrens, deer, badgers, hedgehogs, foxes, different types of shrew and voles, such as water voles, water rats, field rats and mice, ancient hedgerows with a wide variety of hedgerow plants, oak trees and other kinds of trees many protected by Tree Preservation Orders. There is also a very large and widely dispersed population of newts.

There is one Site of Special Scientific Interest (SSSI), located at Spye Park on the northern boundary of the Melksham area:

http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002120.pdf

Spye Park is an extensive habitat mosaic comprising large expanses of some of the finest undisturbed alderwoods in the county, along with oakwoods, parkland and an area of dry acidic grassland containing several locally uncommon plants. Rich communities of lichens, bryophytes and vascular plants flourish in the wet soil conditions prevailing over much of the park.

The geology of this fragmented site comprises Oxford Clay, Corallian Beds and Lower Greensand within a complex valley system of gentle to moderate slopes. Above the springline the soil is well drained but in low lying areas the ground is frequently waterlogged, with many wet flushes and streams.

Much of the site is characterised by extensive stands of springline and plateau alderwood, (*Alnus glutinosa*), including some very large multi-stemmed specimens. These occur on perennially saturated ground with occasional ash (*Fraxinus excelsior*), downy birch (*Betula pubescens*) and oak (*Quercus robur*). Mature oak and ash occur frequently on slightly drier soils within the acid pedunculate oak-ash-woodland type. In places there is regrowth of wych elm (*Ulmus glabra*) and English elm (*U. procera*) following attacks of Dutch elm disease. Scattered silver birch (*Betula endula*), field maple (*Acer campestre*), wild cherry (*Prunus avium*) and rowan (*Sorbus aucuparia*) also occur. The shrub layer includes neglected coppice of hazel (*Corylus avellana*) with hawthorn (*Crataegus monogyna*), privet (*Ligustrum vulgare*), elder (*Sambucus nigra*) and occasionally holly (*Ilex aquifolium*).

The generally open canopy and waterlogged soils give rise to a diverse

ground flora where greater tussock-sedge (*Carex paniculata*) is prominent. Other widespread species are pendulous sedge (*C. pendula*), great horsetail (*Equisetum telmateia*), lady fern (*Athyrium filix-femina*) and opposite-leaved golden-saxifrage (*Chrysosplenium oppositifolium*). Several species uncommon in Wiltshire are present such as marsh violet (*Viola palustris*), smooth-stalked sedge (*Carex laevigata*), thin-spiked wood-sedge (*C. strigosa*) and scaly male-fern (*Dryopteris affinis*). Both bluebell (*Hyacinthoides non-scripta*) and dog's mercury (*Mercurialis perennis*) occur commonly in drier areas, often under a more closed canopy.

Spye Park is one of the richest sites for epiphytic lichens in Wiltshire. Many species characteristic of ancient forest relics are present such as *Arthonia vinosa*, *Arthopyrenia ranunculospora*, *Catillaria sphaeroides*, *Pyrenula chlorospila*, *Pachyphiale cornea*, *Peltigera horizontalis* and *Thelotrema lepadinum*. Long lived oaks carry *Lecanactis premnea* and *Opegrapha lyncea*. Parkland trees are also important, holding examples of the Xanthorion community. Uncommon epiphytic bryophytes include the mosses *Orthotrichum lyeUii* and *Leucodon sciuroides* and the leafy liverwort *Frullania tamarisci*.

Spye Park is an important site for breeding woodland birds including buzzard (*Buteo buteo*), redstart (*Phoenicurus phoenicurus*), nightingale (*Luscinia megarhynchos*) and tree pipit (*Anthus trivialis*). The wetness of the site along with its varied woodland structure and abundance of dead wood favours a diverse insect community.

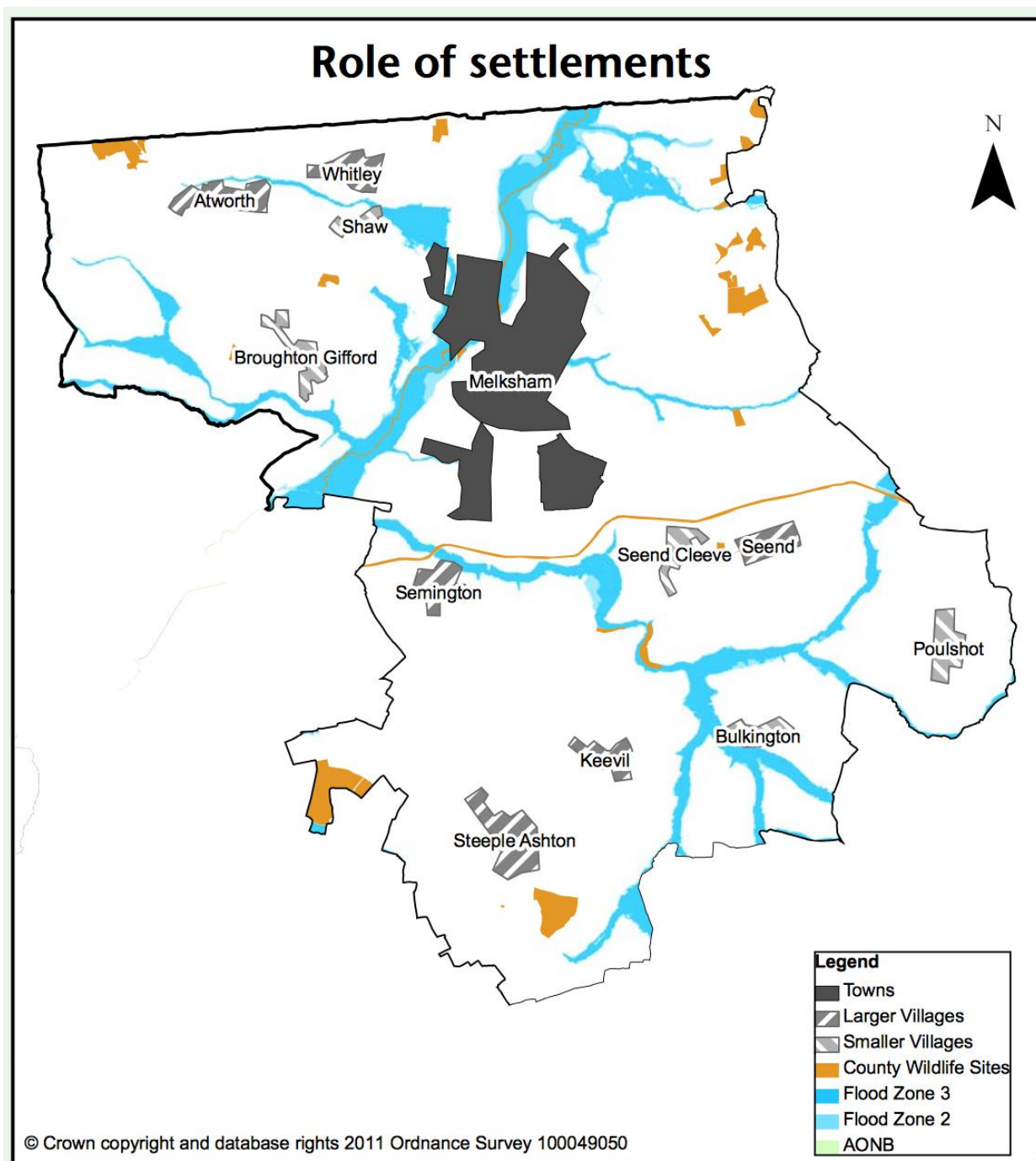


Fig. 4.3.1 Distribution of County Wildlife Sites in Melksham Community Area – source: [Core Strategy](#) Note that to the South of Melksham, Berryfield is considered a small village and Bowerhill a Village.

COUNTY WILDLIFE SITES - As might be expected from a town bisected by a river, much of our richest biodiversity is found in our riparian meadows and banks. In consequence many of these areas along the floodplain of the River Avon are now designated County Wildlife Sites by Wiltshire Council. This is a definition of a County Wildlife Site:

"County Wildlife Sites are areas of land of recognised value for wildlife, which fall outside the legal protection given to Sites of Special Scientific Interest (SSSI). The Wiltshire Wildlife Sites Project identifies,

designates and monitors County Wildlife Sites and, to date, over 1,500 such sites in have been designated in Wiltshire. The sites are selected against a robust set of habitat and species criteria. These sites provide a vital network of threatened habitats such as chalk grassland, ancient woodland, hay meadows and wetlands, and act as reservoirs of declining animal and plant species."

LOCAL NATURE RESERVES -

Conigre Mead, in Melksham Town, has been designated a Local Nature Reserve by Natural England since 2005. If the Neighbourhood Plan does not go ahead then it is likely that biodiversity within the area will be significantly affected, simply because of the volume of housing that developers have advised they are interested in building on specific individual sites. Additionally the cumulative effect over time of increasing amounts of development could have a similar detrimental affect.

The Neighbourhood Plan will look at the designated area as a whole to ensure this aspect is carefully considered and irreparable loss avoided.

4.3.2 Land and soil resources

LANDFILL/ WASTE SITES - There are no identified landfill or waste sites within the Melksham Neighbourhood Plan Area. It is not anticipated that these will be needed in the future, given that waste collection is centralised by Wiltshire Council.

'GREENFIELD' SITES/ AONB - Most of the area of the Melksham Area Neighbourhood Plan is 'greenfield' with little 'brownfield' land at present available to be redeveloped. It is inevitable that future development will have to be built on 'greenfield' sites: see the Melksham extract in the Wiltshire Core Strategy Feb 2012.

5.70 Specific issues to be addressed in planning for the Melksham Community Area, include: "... providing appropriate levels of housing in the town. Melksham has a high quality historic environment with few opportunities to bring forward new affordable homes on previously developed land. It is possible that a greenfield site may need to be identified to provide for housing need in the community area."

However this should not affect any Areas of Outstanding Natural Beauty, as required by the Wiltshire Core Strategy Feb 2012.

AGRICULTURAL LAND QUALITY – Melksham Town is surrounded in the main part by open fields, situated within the parish of Melksham Without,

with a significant amount being grazing and some arable. The majority of the area is designated Grade 3 agricultural land, with relatively small amounts of Grade 2 land to the north west and also in the south and south west of Melksham Without. Some areas mainly following along the length of the River Avon are designated Grade 4.

Reference <http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>

ALLOTMENTS

There are approximately seventy council allotments in Berryfield, Melksham Without. There are additionally a small number of private allotments at Bowerhill, adjacent to Brabazon Way. The Town Council administers some 149 allotment plots spread around 8 different locations within the area, including Addison Road, Awdry Avenue, Dorset Crescent, Methuen Avenue, Portman Road and Southbrook Road. Demand for plots has grown nationwide over the last few years and Melksham is no exception to this trend, so these are all well used with a waiting list for vacant plots.

SOIL RESOURCES – GEOLOGY

Located towards the north of West Wiltshire District, the Avon Clay River Floodplain flows from the north through Melksham, meandering south-westwards to the north of Trowbridge and enters Bradford on Avon to the east. To the south of Melksham, the corridor of Semington Brook feeds westwards into the main Avon river corridor. The area is surrounded by Limestone Lowlands and Open Clay Vale landscape to the south.

Key Characteristics

- Meandering River Avon and its adjacent low-lying, flat floodplain
- Generally an intimate river corridor, lined with riverside trees, including alder and willow
- Patchwork of rough grassland and arable fields within the floodplain, along both sides of the river channel
- Away from the settlements, a strong sense of tranquility throughout the area
- River corridor is generally inaccessible via road, although a comprehensive network of footpaths leads to, and along, the river corridor.

4.3.3 Water resources and flood risk

WATER RESOURCES - It is unlikely that Melksham will suffer from a lack of water resource as it has a large aquifer.

FLOOD RISK - This is an important issue for Melksham, as it mostly surrounded by rivers. Most areas are designated Flood Zone 2 and Flood Zone 3. There is a weir and gate in the river close to Town Bridge.

In addition, most of the soil in the Melksham area is Oxford Clay based and there can be substantial amounts of surface water run off which exacerbate the water levels, especially during bouts of prolonged rainy weather.

Anecdotally, this is an increasing trend allegedly due to climate change. Substantial surface water causes land to flood as well as run off to the rivers and causing fluvial flooding. This causes domestic gardens and garages to be flooded in locations, which apparently have not been problematic areas before.

4.3.4 Air quality and environmental pollution

AIR QUALITY - There are no particular issues in the Melksham Area with respect to manufacturing or commercial pollution of any sort. There is anecdotally a localized smell from the Cooper Avon Tires works during times of high humidity, but no record of significant air pollution. Traffic congestion within Melksham Town and along the A350 (National Arterial Route) at peak times can produce concentrations of vehicle emissions. There will be an increasing trend of more emissions and air pollution, with greater car usage as a result of further development, unless the Neighbourhood Plan addresses the issue of the positioning of sites close to amenities and also encouragement of more sustainable methods of transport.

LIGHT POLLUTION - Melksham has been a pilot of a new Wiltshire Council-led scheme to trial turning off street lighting during the night time in non-essential areas to help reduce light pollution.

WATER POLLUTION - The following was raised as a general topic in the Wiltshire Core Strategy 2015:

"In relation to potential impacts on the River Avon ... it can be concluded that, provided development can be accommodated within the existing headroom of the Sewage Treatment Works and the Nutrient Management Plan is implemented, there should be no adverse effect on the integrity of the River Avon ... arising from the Core Strategy;"

There is a clear indication here that Sewerage Treatment must be looked at for the cumulative effect of additional housing in Melksham.

Wessex Water Sewerage Maps and associated information is being sought for this purpose. If a Neighbourhood Plan was not in place and did not look at the big picture, this might result in a potential situation where water pollution

and consequent damage occurs.

OTHER POLLUTION - There are no particular issues with any other kind of pollution

4.3.5 Climatic factors

The change in climatic factors in recent years has not appeared to have had much of a significant influence except perhaps with regard to rainfall, of which there have recently been prolonged spells. Exceptional amounts and prolonged periods of rainfall have affected areas prone to flooding, raising river levels and the increasing the volume of surface water. Anecdotally this is starting to affect some Melksham Without properties i.e. flooded gardens especially on existing housing estates and low-lying land. This appears to be an increasing trend.

The most frequent major weather event types in Wiltshire were found to be excessive rainfall / flooding (44% of total events); frost / snow / ice (21%); wind (19%); and high temperature / heat wave (12%). The most frequent impact of these events was infrastructure disruption.

Theme	Impact
Built Environment	<p><i>Increased need for cooling of buildings in summer but less demand for heating in warmer winters. Practical technologies are needed for passive cooling of buildings, to avoid more releases of greenhouse gases in powering cooling plants.</i></p> <p><i>Reduced summer rainfall and more frequent droughts will put pressure on water supplies. Increased use of existing water efficient and rainwater harvesting technologies is therefore needed to reduce water consumption in buildings especially in summer.</i></p> <p><i>Wetter winters and heavier rainfall will exacerbate problems with damp and leaks in older buildings, as well as increasing the risk of flooding.</i></p> <p><i>Increased use of sustainable urban drainage will be needed to cope with more frequent and more severe rainfall events.</i></p> <p><i>Increased solar radiation may provide more opportunity for solar heating in winter and cooling in summer.</i></p>

Housing	<p><i>Housing will be at increased risk from flooding and will need to be resilient to heavy rainfall and storms.</i></p> <p><i>Housing will need to be able to cope with increased temperature and become more water efficient to reduce reliance on an increasingly scarce water supply.</i></p> <p><i>Buildings on clay are vulnerable to subsidence and ground movement from clay drying and shrinking during drought.</i></p> <p><i>The changing climate is likely to have an effect on residents' behaviour and expectations - for example, the demand for outdoor space may grow. The design of buildings and housing developments will need to take this into account if the quality of life for residents is to be sustained and improved.</i></p>
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Figure 4.3.2 Possible future climate change impacts, applicable to the south west, relating to the built environment and housing

The Climate Change Act (2008) commits the UK to achieving an 80% cut in carbon emissions by 2050. The Act requires the Government to set legally binding 'carbon budgets', which put a cap on the amount of greenhouse gases emitted in the UK in successive five-year periods. This ensures that regular progress is made towards the 80% target.

The Carbon Plan 2011 sets out how decarbonisation, as mandated by UK energy legislation and policy, will be achieved, and states that 'By 2050, all buildings will need to have an emissions footprint close to zero', with better thermal efficiency in buildings and the decarbonisation of heating and cooling supplies being crucial ways in which to achieve this. To achieve this, there is a need to radically reduce CO2 emissions from the housing stock, both new development and existing homes, and **these changes will need to begin within the lifespan of this plan.**

4.3.6 Historic Environment

Towns are an important component of the historic environment which have developed over many hundreds of years and are under constant development pressures. The archaeological resource within our historic towns is an invaluable and irreplaceable source of data about past societies and the evolution of our culture. Despite these factors the archaeology of many towns, especially the smaller market towns, is poorly understood.

Modern Melksham is an industrial town, the northernmost sizeable settlement within the Western area of Wiltshire. It lies on the major A350 north-south route and is situated at the approximate centre of a triangle

whose points are formed by the towns of Trowbridge, Chippenham and Devizes, each of which lies around 7 miles distant.

Archaeology

This section outlines the known archaeological investigations that have taken place in Melksham. The list is compiled from information in the County Sites and Monuments Record, Excavations Register, and the fieldwork reports kept in the County Archaeology Section in Trowbridge. Others have been added as a result of incidental mention in one of the above sources, and where there is enough information to get at least a general idea of the location of the site.

Event	Year	Site name/location	Event Type	Excavator	Reference
001	1994	The Hurn	Bore Hole Survey	Cotswold Archaeological Trust	Cotswold Archaeological Trust 1994
002	1997	Sewage Treatment Works	Watching Brief	Archaeological Site Investigations	Archaeological Site Investigations 1997
003	1998	North of Melksham House	Historic Building Survey	Cooper-Avon Tyres Ltd	Cooper-Avon Tyres Ltd 1998

Figure 4.2: Archaeological Investigations in Melksham

Prehistory

A cluster of prehistoric finds are known from the vicinity of the new Bypass Bridge. The finds were recovered from gravels disturbed during bridge construction, and include a single Palaeolith, whose fresh condition suggests it to have lain in-situ prior to disturbance; sherds of Neolithic Peterborough Ware pottery; a remarkable assemblage of metalwork comprising three bronze phalerae, two of which showed evidence of ritual damage, three bronze socketed spearheads and a dirk, and two iron spearheads. The assemblage has been dated to the late Bronze Age or early Iron Age.

Roman

The few finds of this period include discoveries of coins at Shurnhold School and to the north-west of Melksham Hospital, and finds of pottery from the vicinity of Bypass Bridge and Church Walk.

Medieval

A number of sites can be identified, of which the best-preserved by far is St. Michael's Church (Pevsner 1975). The earliest surviving elements of this structure date to the 12th century, although the greater part of it is of 14th and 15th century date, with extensive 19th century renovations. Nearby to the church stands the site of the Capital Manor of Melksham. The existence of this estate as an administrative unit can be traced to the Saxon period, although the presence of a manor house on this site is only certain from the mid 16th century (later known as Place House and demolished in the later 19th century). It is thought, however, that this replaced an earlier house on the site (Pugh 1953). To the south-west of the church is the site of Rectory Manor or Canonhold. This is also of Saxon descent, originating as the Domesday holding of Rumbold the Priest. Following the granting of the church and its holdings to Salisbury Cathedral in 1200 the land unit passed to the canons of the cathedral and remained dean and chapter property until the 19th century (ibid.). Although nothing is known to remain of a manor house, a tithe barn, of 15th century date, survives on the site. The vicarage of St. Michael's Church was detached from the Rectory Manor estate in 1220.

Melksham's Market Place probably dates to the 13th century, when in 1219 the first recorded market and fair was granted. The market area today is irregular in plan and probably does not reflect this site as originally laid out. Two bridges in the town have known Medieval origins: Lowbourne Bridge is mentioned in 1417 as 'Ludborn', although the provenance of the present bridge is unknown. Great or Town Bridge is the main span over the River Avon. This was first referred to in 1415, and is known to have been in poor repair by the mid 17th century. It was swept away by floods in 1809, and it is unknown whether any elements of it survive beneath the present bridge abutments.

Industrial/Recent

Several sites can be identified, reflecting the rapid expansion of the town following the Industrial Revolution. Melksham enjoyed success in the cloth industry, although unlike other former Wiltshire cloth towns there is little of the industrial fabric left standing to testify to this. Two survivors are the former drying-ovens in Church Street – commonly known as the Roundhouse, and the octagonal structure in Lowbourne. The Matravers cloth mill was a water-powered factory developed from c.1801, although it is possible that it replaced a fulling mill of Post-medieval date. The site enjoyed expansion through the early part of the 19th century and was a substantial concern by the time it finally closed in 1888. The site was obtained by the Avon Rubber Co., whose huge factory grew from the former cloth mill. The building of 1801 survives. To the west of the Matravers site stood a large dye-house on the north bank of the Avon. This closed in 1888 along with Matravers Mill, and was thereafter occupied by Wiltshire United Dairies until 1900, when it was demolished and a purpose-built condensery built on the site. Another substantial cloth-making site stood just to the south of the Avon, opposite the dye-house. This was the Ark cloth factory,

in existence between c.1751 and c.1865, when it was demolished. The site has since been redeveloped for other industrial purposes.

The River Avon immediately north-west of Great Bridge originally flowed in two streams around an 'island'. Sited on this island, from at least 1793, was a large corn mill. The 20th century expansion of the adjacent Avon Rubber factory subsumed and then obliterated both the mill and island. Nothing of these sites is evident today.

Other known sites of possible industrial archaeological value include the former Sawtell feather processing factory in Old Broughton Road, now occupied by housing; the former brass foundry in New Broughton Road, now part of the Unigate complex; the former iron foundry in Bath Road; the site of Maggs Rope & Twine works in Spa Road, now occupied by housing; the site of the former Gasworks in Bath Road.

The first spur to Melksham's industrial development was the Wilts & Berks Canal, which opened to traffic in 1801 and passed through the town south-east of the Market Place, with a wharf opposite the rope and twine works. During the 19th century this carried considerable traffic, but following the arrival of the railway trade dwindled. It was finally closed in 1910. The length of canal through the town has been completely filled in, and the line of its course, although preserved in places by property boundaries, is disappearing under new developments. The railway came to Melksham in 1848 and accelerated the industrial growth begun following the arrival of the canal.

Building Conservation

Heritage is a fundamental quality of the town and these assets must be conserved and enhanced along with the heritage of the rural landscape. The warm mixture of locally quarried Bath Stone and red brick used in building houses and industrial units should where possible continue to be used as building materials in order to preserve the character of the town.

Future development must not adversely affect listed buildings and those of special significance. It is noted for example that the Grade II Listed Church of St Andrew in Church Lane is already on Historic England's [National Heritage At Risk Register](#)

Appendix F. lists the 225 buildings of note in the Melksham Neighbourhood Plan area which are Grade II, Grade II* and Grade 1 listed.

As referred to in section 4.3.5, future carbon budgets will require radical reductions in carbon emissions from the existing housing stock, culminating in the need to cut carbon emissions from all buildings almost to zero by 2050 (Carbon Plan 2011).

This will require changes to traditional and heritage buildings as well as the rest of the housing stock, and introduces risks of retrofitting works being carried out inappropriately, potentially eroding the significance of heritage assets.

Evidence also demonstrates the increased odds of people being fuel poor with living in traditional dwellings of solid walled construction and the higher fuel bills that result.

There is a need for policies to be developed to encourage and support the responsible retrofitting of traditional and historic buildings (including listed buildings) in order to improve their energy efficiency levels, whilst simultaneously ensuring that the significance of heritage assets is maintained and safeguarded.

4.3.7 Landscapes

Melksham's name probably derives from "milk fields" as the original settlement is assumed to have been built by herdsmen using an existing ford in the River Avon.

The gently meandering river corridor of the River Avon is situated within a predominantly flat, lowland landscape, which is underlain by geology of predominantly mudstone with pockets of clay. Within this section of the river corridor, the relatively narrow river channel is lined along both banks by riverside trees (predominantly willows), which demarcate the path of the river, within views from adjacent farmland. Set back from the immediate banks of the river, a patchwork of rough grassland and arable fields cover the floodplain, with generally few hedgerows visible, but dry stone walls visible at field boundaries. There is a general sense of openness across the floodplain, however views are often channelled along the river corridor as a result of tall vegetation along the banks. Away from Melksham itself, the sense of tranquillity is relatively strong throughout the area.

The landscape surrounding Melksham Town and the contiguous urban areas of the parish of Melksham Without enhances the setting of the medieval town and therefore is very significant. The River Avon is recognised for its biodiversity value through its designation as a County Wildlife Site.

If the Neighbourhood Plan were not in place, then development could proceed in a piecemeal fashion to the detriment of the feel and setting of the town; therefore there is a strong need to influence this development via an overall strategy within the Plan. Without the Neighbourhood Plan, irreparable spoiling of the overall landscape and Town setting might occur.

Likely increase in renewable energy installations could also result in harm to valued landscapes.

The creation of a clear strategy and clear policies supported by the community could help guide an increase in renewable energy whilst

minimising landscape harm and maximising community benefits.

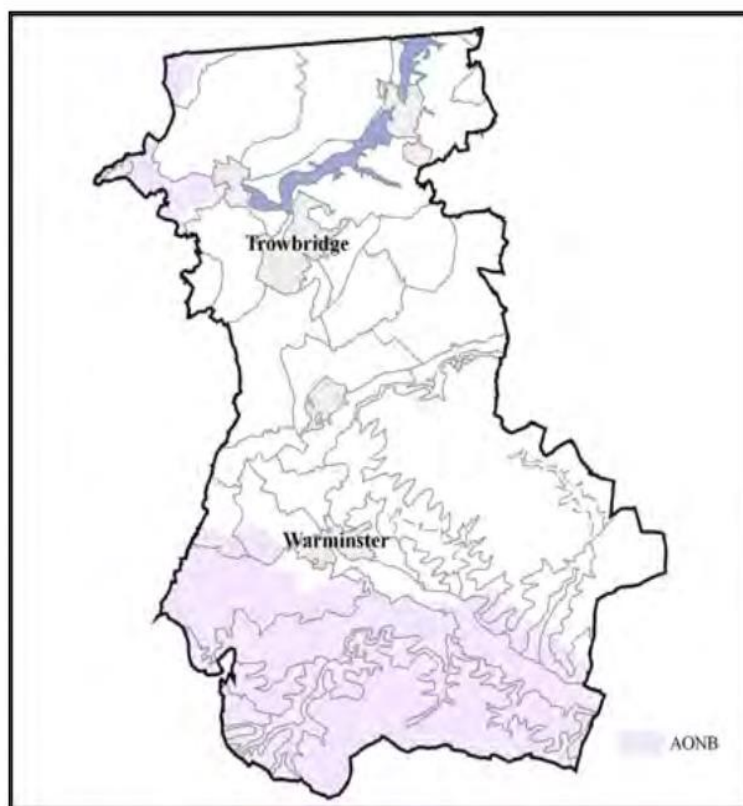


Fig 4.3: The Avon Clay River Floodplain

4.3.8 Population and housing

Housing makes an important contribution to social and environmental objectives. Good housing contributes to a healthy community, better education and an improved economy and is linked to good health and wellbeing (*source: [Wiltshire Council JSA 2013-15](#)*)

Delivery of affordable housing

The delivery of affordable housing remains a priority of Wiltshire Council, with the general recovery of house prices exacerbating the affordability issues faced by many first-time buyers in Wiltshire. Wiltshire council is currently (2015) reviewing its allocations policy to respond to changes in legislation and ensure that housing providers are able to strike an appropriate balance between meeting the needs of existing tenants and new applicants for affordable housing, while making best use of their stock.

Homelessness

Homelessness also remains an issue. In 2012, as in 2011, the main causes of homelessness in Wiltshire were parental evictions, termination of assured shorthold tenancies, and relationship breakdowns. In all cases, early intervention is central to preventing homelessness, and Wiltshire Council is committed to working with partners to prevent homelessness and reduce the numbers of households in temporary accommodation.

The trend for an increase in the ageing population, will need to be a consideration when looking at future development.

The requisite of 40%(thought this might have been reduced to 30%) of new dwellings to be affordable housing will not necessarily provide enough provision of the correct type of housing and there is also a clear indication here of the size of housing required. If there was no Neighbourhood Plan in place, then it is unlikely that this shortfall would be addressed in a significant way through being able to specify what kind of development takes place.

4.3.9 Healthy Communities

There are two significant Primary Care Trusts for Melksham, Giffords and the Spa Medical Centre. The latter closed its list to new admissions in 2014, reopening it again in 2015. There is also a smaller surgery named St Damians, situated close by Melksham Hospital. The Royal United Hospital Bath and Great Western Hospital Swindon are the two major hospitals in the Area. Two smaller hospitals are more closely located in Trowbridge and Chippenham. There are three dentists in the Town and none in the Melksham Without parish area

The Joint Strategic Assessment for the Melksham Community Area 2011, which is greater than but includes the designated Neighbourhood Plan Area, states the following statistics:

"Respondents to the 2009 Wiltshire Household Survey were asked how good their health was in general. The percentage of people saying they were in good or very good health in Melksham Community Area was 85%, compared to the Wiltshire value of 78%. According to this measure, Melksham Community Area has the highest percentage of people reporting to be in good health out of of the 20 community areas (in Wiltshire)"

The assessment continues with an outline of comparisons, which are informative and underline the need to continue to provide sufficient opportunities for exercise and facilities to promote wellbeing in the area. Also it is essential to ensure that health infrastructure, such as doctors surgeries, health visitors, clinics and dentists has enough capacity or increases sufficiently to meet the demand of people living in new housing developments in the area. This should be looked at through the Neighbourhood Plan and taken account of when planning new developments.

It is also worth noting the statistical comparison to other parts of Wiltshire to identify if any particular medical provision might need to be addressed through the Neighbourhood Plan. The following from the Joint Strategic Assessment for the Melksham Community Area 2011 states "Cardiovascular Disease and cancer are major causes of mortality and make up around 60% of all deaths in Wiltshire each year". There were 142 deaths per year from cardiovascular disease per 100,000 people and 152 deaths per year from cancers per 100,000 in the Melksham Community Area in 2007-09. The

rates for Melksham Community Area are not statistically significantly different to those for Wiltshire for this time period.

"Obesity is linked to a range of poor health outcomes and is often determined early in life. Therefore, reducing the levels of obesity in Reception year is a key factor to improving health. 4.6% of children in Reception year in the Melksham Community Area were found to be obese by the National Child Measurement Programme (NCMP) between 2007/08 to 2009/10. This is statistically significantly lower than the Wiltshire figure of 8.4. It equates to 1 in 22 local children in Reception School Year being obese".

"People in the most deprived 20% of the Melksham Community Area can expect to live 1.4 years less than people in the least deprived 20% of Melksham Community Area. This gap is smaller than the Wiltshire gap of 2.9 years. Many major conditions are strongly correlated to deprivation as are the lifestyles that contribute to them... According to the 2010 Income Index of Deprivation, it is estimated that 1,196 people living in the Melksham Community Area were considered to be deprived in 2010."

4.3.10 ETHNICITY - There is no current data available on the ethnic mix in the Melksham Neighbourhood Area. As an estimate it could be said that only a very small percentage of the population is of an Asian or Caribbean ethnic background. Anecdotally, those of Eastern European ethnic origin appear to be in the local area because of service jobs, primarily to gain work experience.

In the Melksham area, it appears that many people remain in or close to the place of their birth and this applies to families as a whole. This may be because of the area's rural nature as opposed to a large town or city, which is often home to transient workers and their families. That said in the last fifty years or so there has been a dramatic increase of people moving to Melksham and surroundings because of employment opportunities (such as Knorr-Bremse).

Inclusivity of people from different backgrounds has not really been tested in the Melksham Area, due to the very small percentage of people who are actually of different ethnic origin.

ELDERLY PEOPLE AND THOSE WITH A LOW OR RESTRICTED INCOME

- The two parts of the Melksham Community Area where inclusivity may be a problem is with the increasingly ageing population (including those with disabilities or vulnerabilities) and those of low or restricted incomes. Fuel poverty coupled with lack of private and public transport means that people from these two sectors do not take part in the usual community events that others do and do not have access to the same facilities that others do. There is no current data on this to refer to apart from that reported in the Joint Strategic Assessment for Melksham.

If the Neighbourhood Plan was not in place and any need for mixed and affordable housing was not considered, then the community would be considerably less inclusive.

An estimated 43,900 excess winter deaths occurred in England and Wales in 2014/15, the highest number since 1999/00, with 27% more people dying in the winter months compared with the non-winter months. The majority of deaths occurred among people aged 75 and over. There were an estimated 36,300 excess winter deaths in this age group in 2014/15, compared with 7,700 in people aged under 75.

Excess winter deaths do not feature in Nordic countries' primarily because their housing stock is well insulated to cope with their more severe climate. Fuel poverty is a major factor in the UK's excess winter deaths. Some people find themselves given the choice between heating their homes and managing to eat

The UK's excess winter deaths figures are comparable to deaths caused by obesity. Extrapolations by the University of Cambridge reported in the Daily Telegraph, 7 June 2014 suggest that between 40,000 and 53,000 deaths

per annum in England and Wales are attributable to obesity.

VOLUNTEERING AND FEELING OF BELONGING - The Household Survey 2009 shows that the percentage of people in the Melksham Community Area volunteer (unpaid) is significantly higher at 41.5% than Wiltshire as a whole at 29.9% and approx 25% in England. Also the percentage of those who feel they belong to their community is also significantly higher at 76.8 % for the Melksham Community Area and 63.3% for Wiltshire. It can be argued that both these high percentages indicate an integrated and socially healthy community.

4.3.11 Education and skills

There are six schools in Melksham: Bowerhill Primary School; River Mead School; Melksham Oak Community School; Shaw C Of E Primary School; Forest & Sandridge C Of E Primary School and Aloeric Primary School.

The level of teaching as appraised by Ofsted and at least one of each type of educational establishment has been rated as outstanding. The 'schooling' geographic area does not match with the Neighbourhood Plan Area. Children from outside of the designated area travel in to Melksham to attend both the Primary and Secondary Schools and also the Preschools.

With this background information and with projected birth rate numbers and potential housing development figures to children ratios (100:31), the Neighbourhood Plan should be able to estimate a fairly accurate prediction of schooling needs.

4.3.12 Transport Transport

CARS - The Melksham Neighbourhood Area is essentially rural and as such there is a definite need for car transport for work, social and other purposes. This has resulted in both traffic and parking congestion which are major issues in the Town especially at peak times. This is a trend which is increasing with many local households now possessing two or more cars.

The Neighbourhood Plan will provide a cohesive view of all types of transport and particularly traffic and parking options for solutions to some of the issues. If the Neighbourhood Plan is not in place then it is unlikely that piecemeal planning and development will achieve the same result.

BUSES - Infrequent bus services run from and through Melksham Town and the rest of the designated area. These services are estimated to be used by relatively few people in comparison with car usage. Some Primary School children and older children do use the local bus services particularly if they live on the outskirts of the Town. Again these numbers are estimated to be

very small. There was a free bus service at peak times which linked with trains departing from and arriving at the railway station. Funding for this service was however withdrawn by Wiltshire Council in October 2015.

COMMUNITY BUS - This bus is well used locally especially by the elderly, disabled and more vulnerable people in our community.

SCHOOL BUSES - These are essential for the transport of young people to and from Melksham Oak School from rural locations in the Melksham Community Area.

CYCLING - Whilst anecdotally there is a lot of interest in cycling in the Designated Area, there are few cycle paths, and through town itself cyclists are expected to share the street with other traffic. The community Campus at Melksham House will provide the opportunity for a direct bicycle and buggy-friendly route from the East of Melksham into the town centre.

TAXI SERVICES - There are currently seven small taxi services in the designated area.

TRAINS – Melksham station lies on the Trans Wilts line and is well served for trains at peak times, however there are large gaps in the schedules at other times. Chippenham is the nearest mainline station for journeys to Bath, Bristol and the South West one way and Swindon, Reading, Slough and London Paddington in the other direction.

WATERWAYS

The proposed Melksham Link, connecting the Kennet and Avon Canal at Semington with the River Avon in Melksham via a new length of Wilts and Berks Canal, eventually cutting across Forest towards Lacock and beyond, is a very significant proposal which could have an enormous impact on the ability of people to walk, cycle, ride and of course navigate boats from the South West of Melksham to the North East and beyond.

4.3.13 Economy and enterprise

There is no specific data for the designated Melksham Neighbourhood Plan Area on Economy and Enterprise. However the Melksham Community Area figures from the Joint Strategic Assessment for the whole of the Melksham Community Area do give a guide as to the trends .

As a rural part of Wiltshire there is a large amount of farm land in the area, although proportionally farming does not provide a great deal of direct employment. It is estimated that in Melksham Town there is a mix of business, although not a great deal of manufacturing, mostly retail and service industries. The largest employer in Melksham Town is Cooper Tires Ltd.

The key development projects from 2015 onwards in terms of Economical Development are seen to be:

1. Herman Miller production facility being developed on Bowerhill Industrial Estate
2. Portal Way extension planned opening up the southern reaches of Bowerhill to the A350
3. Potential relocation of Cooper Tires to Bowerhill Ind Estate (date unknown)
4. Redevelopment of vacated Cooper Tires site – including flood alleviation
5. The Melksham Link Project – Wilts & Berks Canal including a potential Marina and hotel complex

UNEMPLOYMENT - The local area has a small amount of unemployment, being only a rate of 1.6% according to Wiltshire Council's data for "Jobseeker's Allowance Claimant Count 2011". This figure reflects well against the Wiltshire rate of 2.1% and the England rate of 3.7%. Again the data is for the whole Community Area, but gives a fair reflection.

4.3.14 Renewable Energy

The EU Renewable Energy Directive commits the UK to a 15% of energy consumption being from renewable energy consumption by 2020, and proposes to set for 27% of energy consumption to come from renewable energy sources by 2030. Additionally, successive carbon budgets (set up to work towards the 80% CO2 cut mandated by the Climate Change Act) will commit to the gradual phasing out of fossil fuels as we head towards 2050, by which time the Carbon Plan states that electricity supply will need to be almost completely decarbonised.

These commitments will necessitate an increase in the proportion of renewable energy generated and in the number of renewable energy installations that need to be accommodated, and introduce the risk of renewable energy installations being carried out in a way that harms the setting of the landscape.

The neighbourhood plan introduces the opportunity to create a strategy to accommodate and maximise renewable energy in order to assist in meeting these targets, whilst minimising its adverse impacts and capturing the maximum benefits for the local community in Melksham.

CHAPTER 5. TASK A3 - KEY SUSTAINABILITY AND ENVIRONMENTAL ISSUES AND PROBLEMS

5.1 Introduction

SEA Directive requires consideration of:

"any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC (Annex 1(d))"

This stage of the scoping report is concerned with identifying the key environmental and sustainability issues in Melksham. These issues may be defined as both problems and opportunities and this leads on from the work in the previous two sections. Identifying these issues aids the understanding of matters which need addressing within the neighbourhood plan.

Many current issues have been identified through local knowledge and consultation with local people and stakeholders and many of the sustainability and environmental issues identified in the Wiltshire sustainability appraisal are also relevant to Melksham.

Infrastructure requirements identified in order to support Melksham’s development:

- Traffic demand management solution to increase road network capacity
- Improvements to water supply and sewer networks
- Increased public transport connectivity
- Maintenance and enhancement of rights of way and cycle networks in the town and addressing barriers to greater cycling uptake
- Enhancement of the River Avon corridor, which passes through the town centre
- Restoration of the Wilts & Berks Canal to promote tourism and link with the nearby Kennet and Avon Canal

5.2 Key issues and problems

These have been derived from local knowledge and also anecdotal input from community engagements / consultation with residents. Statistics have been taken from the sources mentioned above. Under each topic is the initial approach being taken to address these issues or problems.

SUSTAINABILITY TOPIC	ISSUE / PROBLEM
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<p>Location central to amenities</p>	<p>In the past developers have not necessarily made the location of a development to local amenities a high priority. This has meant that in some parts of the Area, access to amenities, such as Melksham Town Centre or Doctors and dentists surgeries is very onerous if travelling on foot or by cycle, sometimes dangerous and infeasible for some, especially for the young or elderly.</p> <p>There is a desire to promote sustainable options and enhance peoples' well being through healthier lifestyles and facilitate social interaction, a reduction in greenhouse gases and to promote and enhance the local economy. Local feedback suggests that location is of prime importance and has a greatest impact on the community and social life of the area.</p>
<p>Population and housing</p>	<p>The population profile of the designated area is changing. It is estimated that by 2026 there will be a significant increase of people aged 65 and over and a reduction of younger people. The inference is that older people require different and often smaller dwellings than younger people with families. Anecdotally, many older people still occupy larger houses because there is insufficient availability of one / two bed homes and especially bungalows and they are unwilling to move from the area.</p> <p>The issue to consider is whether or not housing stock is and will be suitable for the needs of the older population as recent development has mostly featured three and four bed homes and two and often three story dwellings.</p> <p>Again anecdotally there is an apparent need for start up homes for single people and couples. It is worth noting that if smaller sized accommodation was</p>

	available, then it could free up existing three/four bed houses for family use.
School provision	Many children currently attend Melksham Town primary schools from nearby villages, because of parental choice
Transport	As Melksham is in a rural location most people use cars to travel, this results in severe congestion in Melksham Town particularly at peak times due to the volume of traffic. Parking is also a problem, not only because of the numbers of cars, but also made worse by the perception of high parking charges. Development, where it is not feasible to widen a narrow road, could mean that some small and narrow roads could become congested and potentially dangerous. There is an inadequate bus service. People, especially younger people and children, are not encouraged to cycle because of the lack of cycle paths and roads being busy and consequently dangerous.
Air quality and Environmental Pollution	Air quality in Melksham Town is likely to be adversely impacted in the future by increasing levels of road traffic, related to wider car ownership, increasing road freight movement, population increase and an increase in residents due to further housing development. Apart from the obvious negative effect on residents' health, acidic air pollution will also have a detrimental effect on the stonework of the many listed buildings in the Town
Topography	Flood risk from surface water drainage is a problem which has been explained separately.
Features which are difficult to move and rights of way	Being in a rural area there are many electricity pylons and electric cabling crossing fields, particularly in the parish of Beanacre, plus other additional similar kinds of features, such as substations and telegraph poles. It would not be economically and logistically viable to develop small areas where these

	features exist. Many ancient rights of way exist in the locale and whilst this is a concern that they could be lost, it is more likely that they would be incorporated into a development or otherwise mitigated.
AONB and greenfield	Practically all of the potential sites for development in the Melksham Designated Area are greenfield, so it is inevitable that some development will take place on a greenfield site, although the loss of biodiversity will be a factor in the site choice. County Wildlife Sites generally follow the length of the Avon and its tributaries and therefore will be in Flood Zone 3 so are unlikely to be built on. One area in particular is named as a Local Nature Reserve, being Conigre Mead in Melksham Town.
Archaeology and local history	There are still significant places identified from local history which are yet to be investigated fully. Future development could destroy this important source of local history, particularly in ancient Melksham Town.
Town and Rural Settings	The Spa Buildings are the jewels Melksham's crown, together with the Market Place, Melksham House and other historic buildings. Additionally, Melksham is surrounded by beautiful natural landscape. The issue here is that future development could potentially destroy the setting of these wonderful elements of the Town. There is also concern that new development should fit in with the character of existing building or will compliment it. The landscape character of the designated area is a considerable contribution to the setting of the town and its local distinctiveness.
Quality Design for Housing	Local anecdotal feedback is that the design of recent developments is not viewed as being particularly good in terms of style, layout, density and materials used.

Flood risk / actual flooding	<p>Flood risk and flooding are very real issues particularly in Melksham Town and also in the built area of Shaw, Whitley and West Hill. There are two main kinds of flooding in the area, fluvial and that which is due to surface water. Often large volumes of surface water can make fluvial flooding much worse, especially after significant rainfall. The Environment agency has designated the areas nearest to the rivers as Flood Zone 3 and flooding does occur. Surface water runs off rather than being absorbed into the ground because of poorly draining clay soil. The more development that takes place on greenfield sites means that there is less land area for surface water to be absorbed and this may just shift the flood problem further away. Also the topography of the land itself can add to flooding, with say a slope down as much as 9m or 10m across one or two fields, so that surface water drains down onto lower land. This situation is exacerbated by an increase both in the occurrence of rain fall and the intensity/ volume of rain which falls, both apparently due to climate change.</p> <p>Initiatives to re-naturalise watercourses and increase tree planting within catchments can help to slow the speed of flood waters through a river or stream catchment, increase infiltration and reduce the volume of surface waters entering watercourses, assisting conventional hard flood protection measures.</p>
Biodiversity and loss of wildlife	<p>There is concern locally that biodiversity and local wildlife has been detrimentally affected over past years due to the large amount of development which has already taken place. This is both site specific and cumulative impact. Additionally there is a concern that some particular sites, if developed in the future, will also lose a</p>

	<p>significant amount of wildlife and biodiversity, an outcome which cannot be mitigated. These aspects of the plan must be considered carefully when looking at current sites for development.</p> <p>It can be beneficial to make sure that where greenfield developments take place, existing public rights of way are not simply re-provided on estate roads but accommodated in area of open space or in linear landscaped corridors, both in order to incorporate habitat provision within developments and to encourage healthy lifestyles. There is also an opportunity to map wildlife corridors and assets and weak links between them and to have new developments adjacent to these corridors retain and strengthen them through their design, layout and landscaping.</p>
Geodiversity	<p>The local area is mostly clay and with fluvial alluvium along the river banks, however there are significant deposits of limestone which have traditionally been used as building materials. Whilst not a major issue there is a concern that development could impact negatively on local geodiversity if built in the wrong location.</p>
Renewable Energy	<p>National and international climate change legislation commits the UK to significant reductions in CO2 emissions and the eventual phasing out of fossil fuels. This will result in a need to increase the amount of renewable energy that needs to be accommodated within our landscapes. This issue should ideally be addressed proactively in order to develop renewable energy in Melksham in a way that meets local aspirations, whilst minimising its adverse impacts and capturing the maximum benefits for the local community in Melksham.</p>

Figure 5.1: Sustainability Issues by Topic

5.3 Engagement with the Community

So far two community engagements have taken place with an estimate of 400 to 500 people attending. Further engagements are planned, so that this feedback can inform the Draft Neighbourhood Plan, where appropriate. Additionally people can put their views across using the localized online survey platform MyCommunity.

Whilst this information has not yet been analysed in detail, certain main areas of concern are emerging, which are reflected in residents' comments to the various current planning applications being dealt with Wiltshire Council most significantly in terms of housing and amenities.

These key issues are being addressed in the Neighbourhood Plan together with positive policies to enhance our neighbourhood area.

Feedback from these consultations will be made visible when it has been fully processed and analysed.

CHAPTER 6. TASK A4 - SUSTAINABILITY APPRAISAL FRAMEWORK

6.1 Introduction

The Sustainability Appraisal Framework consists of sustainability objectives which provide a way in which the effects of the Neighbourhood Plan can be described, analysed and compared. While not specifically required by the SEA Directive, objectives are a recognised way of considering the effects of a plan and comparing the effects of alternatives.

Sustainability appraisal objectives are different in concept and purpose from the objectives of the Neighbourhood Plan, though there is a degree of overlap. They are achievable, but more aspirational in nature, addressing the full cross-section of sustainability issues, including social, economic and environmental factors laid down by law or policy.

The objectives listed in Section 6.2 are based upon those outlined in the Wiltshire Core Strategy Sustainability Appraisal Report but they have been amended and adapted to reflect the more locally specific baseline information and key issues highlighted in Sections 4 and 5 of this report.

6.2 Sustainability Objectives

Sustainability objectives are set out in Figure 6.1 below, together with the sustainability topics they cover

<i>Sustainability Theme</i>	<i>Sustainability appraisal objective</i>
Biodiversity	<i>1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</i>
Land and Soil Resources	<i>2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</i>
	<i>3. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste</i>
Water Resources and Flood Risk	<i>4. Use and manage water resources in a sustainable manner</i>
	<i>5. Protect people and property from the risk of flooding</i>

Air Quality and Environmental Pollution	<i>6. Improve air quality in Melksham and minimise all sources of environmental pollution</i>
Climatic Factors	<i>7. Minimise our impacts on climate change and reduce our vulnerability to future climate change effects by reducing energy use, using energy more efficiently and increasing the local generation of renewable energy.</i>
Historic environment	<i>8. Protect, maintain and enhance the historic environment, especially our listed buildings</i>
Landscapes	<i>9. Conserve and enhance the character and quality of Melksham's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</i>
Population and housing	<i>10. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</i>
Healthy communities	<i>11. Provide a safe and healthy environment in which to live and combat fuel poverty</i>
Inclusive Communities	<i>12. Promote more inclusive and self-contained communities</i>
	<i>13. Ensure and maintain equality of access to local, high-quality community services and facilities</i>
Education and skills	<i>14. Ensure that adequate school provision is available for young people to meet needs resulting from occupancy of new development</i>
Transport	<i>15. Reduce the need to travel and promote sustainable transport choices</i>
Economy and enterprise	<i>16. Promote a vibrant and diversified economy to encourage long-term sustainable economic growth</i>
	<i>17. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</i>

Figure 6.1: Sustainability Objectives

6.3 Predicting and Evaluating Significant Effects

The sustainability objectives outlined in Figure 6.1 will be used to predict and evaluate the social, environmental and economic effects of options

being considered in the neighbourhood plan, and this will form a key part of the Sustainability Appraisal Report of the plan. The methodology for this will be outlined in that report.

Significance of effects will be determined taking account of the criteria for determining likely significance, outlined in Annex II of the SEA Directive. Significance will also be determined taking account of the established criteria adopted by Wiltshire Council in its Core Strategy Sustainability Appraisal Report. This is presented in Appendix C of that report.

CHAPTER 7.

TASK A5 – CONSULTATION REQUIREMENTS

SEA Directive requires consultation with:

"authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environmental report" (Article 5.4)

7.1 Introduction

In accordance with the requirements of the SEA Directive, the authorities with environmental responsibility, otherwise known as the 'statutory consultation bodies', will be consulted on the scope and level of detail contained within this report. These bodies are:

- Historic England (formerly English Heritage)
- Natural England
- The Environment Agency

This report will also be made available to other interested stakeholders who may be able to provide additional important local information that should be incorporated into this report. Widening the scope of this consultation will allow a wider range of sustainability issues to be considered and allow comments on particular issues in specific areas of expertise or for local neighbourhoods.

7.2 Community Consultation

Apart from Steering Group members' ongoing dialogue with their community organisations, several community engagements have and are taking place to ensure that it is local resident's views and feedback which inform the Plan. Issues and trends have been identified, but full details of

the engagements will be published once the information has been fully analysed.

7.3 Specific Events

January 2015

Online surveys by MyEnvolve and Melksham Community Area Partnership circulated and returned by around 100 persons across the Community Area

February 2015

Presentation to Melksham Chamber of Commerce

March 2015

Two "Open House" events held in central Melksham to raise awareness and engage community representatives

April 2015

Public presentation at Melksham Area Board

Future Engagement Events Being Arranged

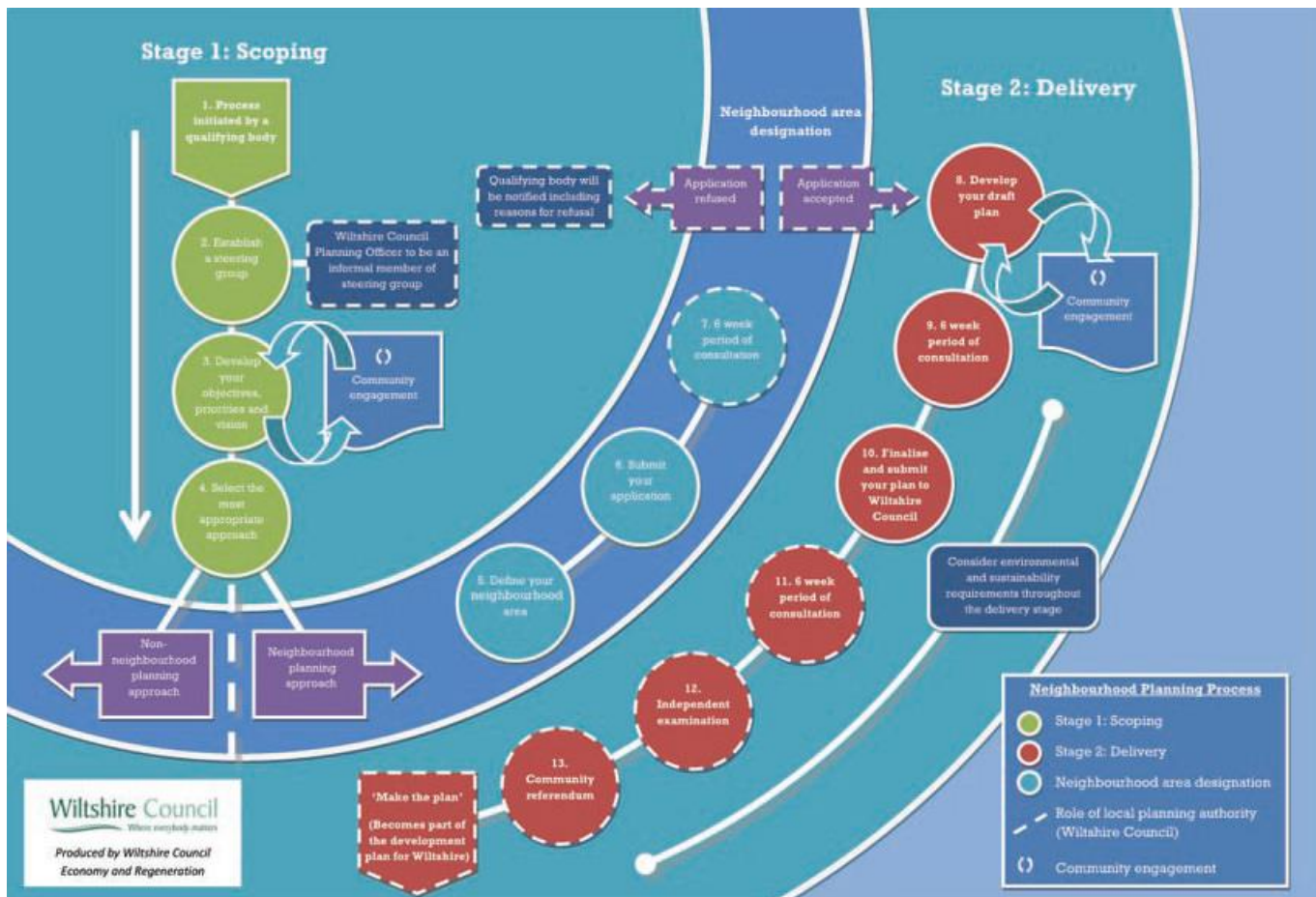
Engagement with Businesses

Engagement with schools

CHAPTER 8. NEXT STEPS

- 8.1** As the draft neighbourhood plan develops, the information contained within this scoping report will inform the assessment of options, as described in Section 2.
- 8.2** Monitoring. A Sustainability Appraisal Report will be published alongside future drafts of the Neighbourhood Plan for public consultation, as outlined in the neighbourhood planning process diagram in Appendix A.

APPENDIX A: THE NEIGHBOURHOOD PLANNING PROCESS IN WILTSHIRE



APPENDIX B: OVERVIEW OF RELEVANT PLANS, POLICIES AND SUSTAINABILITY OBJECTIVES

Plan/Programme/legislation:	National Planning Policy Framework
Author:	National Government
Document date:	March 2012
Summary of document:	
<p>The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces nearly all of previous Planning law. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.</p>	
Key objectives/requirements/conclusions to be taken into consideration in neighbourhood plan:	
<p>The NPPF must be complied with in its entirety, however there are several elements which are particularly relevant when looking to achieve sustainable development in Melksham and a compliant Neighbourhood Plan. These are as follows:</p> <ul style="list-style-type: none"> • Delivering a choice of high quality homes of good design. • Building and supporting the local economy, through retail and business • development and ensuring the vitality of the town centre and supporting high quality communications infrastructure. • Promoting healthy communities and sustainable transport. • Meeting the challenge of climate change and flooding. • Conserving and enhancing the natural environment. • Conserving and enhancing the historic environment. 	
How objectives and/or requirements might be considered in the neighbourhood plan:	
<p>The Melksham Neighbourhood Plan must conform with the National Planning Policy Framework, therefore this document has been referred to as a principle source of guidance for the Plan.</p>	

Plan/Programme/legislation:	Wiltshire Core Strategy
Author:	Wiltshire Council
Document date:	January 2015
Summary of document:	

The purpose of the document is to outline Wiltshire Council's Strategy from 2006 to 2026 for the County of Wiltshire with regard to sustainability, health, economic vitality and provision of housing.

Key objectives/requirements/conclusions to be taken into consideration in neighbourhood plan:

The Core Strategy is the development plan for Wiltshire - it outlines a spatial strategy for future development, including key principles of development and policies which planning applications will be assessed against.

Additionally within the Wiltshire Core Strategy there is a specific strategy for the Melksham Community Area. To be compliant the Melksham Neighbourhood Plan must meet the basic conditions of all of these. The specific objectives for Melksham are:

- residential growth in Melksham should help address the shortfall in affordable housing and contribute towards delivering improved infrastructure. In particular, growth should contribute towards town centre regeneration and the revitalisation of the retail and employment offer
- improving Melksham's town centre is a priority and this should assist in improving the setting of the historic environment. The preparation of a 'town plan' or similar document (e.g. neighbourhood plan), may provide a useful step to help achieve the aspirations of the local community. Wherever possible, key community services and facilities should be located within or well related to the town centre to help promote and deliver the requisite regeneration. This should include consideration for how to best provide for the proposed new community campus for the town, which would offer a number of services and facilities, including leisure uses
- there is limited scope for any further convenience retail provision in the town. However, there is some potential for expansion of comparison retailing, which should be focused in the central area of the town to support town centre regeneration. Any proposals for large format retail units should demonstrate how they would be integrated with and enhance the existing town centre businesses, incorporating high quality public realm and strong pedestrian linkages
- further employment growth in Melksham will help to further diversify the employment base, providing protection against possible future changes in the employment market. The regeneration and improvement of existing employment sites, such as the Bowerhill Industrial Estate remains a priority
- it is important that any new development in the town has strong walking and cycling linkages to the town centre. There is local concern around the current opportunities to access the Melksham Oak School and new Asda store
- developer contributions from future housing growth should help to deliver infrastructure necessary in the town. In particular, there is a

- need to increase the capacity of GP surgeries, particularly towards the west of the town. Additional cemetery capacity is also needed
- the proposed restoration of the Wilts and Berks Canal provides an opportunity to promote tourism within the town and provide linkages with the nearby Kennet and Avon Canal, an important leisure corridor. Opportunities to maximise the benefit of the canal restoration will be supported, as discussed below. This matter could be addressed through future town or neighbourhood planning work
 - opportunities to enhance the riverside area in Melksham as an important leisure corridor could be integrated into plans for the canal and any regeneration proposals. However, any proposals will need to be carefully considered through a community-led process, such as a neighbourhood plan
 - a need to improve public transport provision in the area has been identified including improving bus services, improving the railway station and examining whether the frequency of rail services could be increased
 - Melksham and the village of Bowerhill are considered together for the purposes of this strategy, and the housing growth identified for Melksham town will also serve to meet the needs of Bowerhill. Berryfield is considered separately and is identified as a small village. However, it is recognised that both Berryfield and Bowerhill have strong functional links to Melksham and have important individual characteristics which should be protected, where practicable
 - development at Melksham should protect the historic environment and in particular should protect the historic setting of the Spa
 - Shaw and Whitley are being planned for together due to their close proximity and the importance of ensuring future development is coordinated across the wider area.

How objectives and/or requirements might be considered in the neighbourhood plan

The Wiltshire Core Strategy is one of the two main references informing the Neighbourhood Plan, especially the Melksham Community Area Strategy section. This document will be used to ensure that the Neighbourhood Plan conforms to the sustainability objectives, new housing and other requirements and specifically the Melksham Community Area Strategy.

Plan/Programme/legislation	<u>Wiltshire Infrastructure Delivery Plan 2011 - 2026 Appendix 1: Community Area Delivery Schedules - Melksham</u>
Author	Wiltshire Council
Document date	2011
Summary of document	
<p>This document shows an infrastructure delivery schedule for the Melksham Community Area which sets out the infrastructure requirements identified by service providers as being necessary to support development as outlined in the Wiltshire Core Strategy January 2015. However, it does show some information and costings specifically for infrastructure in the designated Neighbourhood Plan area.</p>	
Key objectives/requirements/conclusions to be taken into consideration in neighbourhood plan	
<p>The Appendix information is in table form detailing main requirements. The most relevant for consideration for the Neighbourhood Plan relates to extra school and healthcare provision which will be needed as a result of any future housing development.</p>	
How objectives and/or requirements might be considered in the neighbourhood plan	
<p>The document shows estimated costings which will be needed to provide additional school places, either within an existing school or in a new school should one have to be built to provide sufficient capacity. Also shown is the estimated level of risk of not being able to deliver additional infrastructure, given that funding will mostly be from new development planning gain (CIL). This information will provide some of the baseline evidence to support Neighbourhood Plan proposals for the future school provision in the Neighbourhood Plan.</p>	

Plan/Programme/legislation	<u>Strategic housing land availability assessment - Output report Dec 2011 (Wiltshire Council)</u> and Strategic housing land availability assessment Melksham - Dec 2011
Author	Wiltshire Council
Document date	2011
Summary of document	
<p>These documents list those sites which have been recommended to Wiltshire Council by landowners and others as being suitable and ready for development within in fairly short time period. The sites have been assessed in a general way to ensure that they will meet basic development requirements and the SHLAA documents this as well as other relevant information.</p>	

Key objectives/requirements/conclusions to be taken into consideration in neighbourhood plan
The sites shown in the SHLAA must be considered for the Neighbourhood Plan, given that they are available for development and already meet Wiltshire Council's baseline assessments.
How objectives and/or requirements might be considered in the neighbourhood plan
Each site specified in the SHLAA will be assessed (with others not yet listed) using the Neighbourhood Plan Criteria.

Plan/Programme/legislation	<u>Joint Strategic Assessment For Melksham Community Area 2013-15</u>
Author	Wiltshire Council
Document date	2011
Summary of document	
This document sets out the strategic issues for the whole of the Melksham Community Area for the next three years based on data, information and knowledge about the Area.	
Key objectives/requirements/conclusions to be taken into consideration in the Neighbourhood Plan	
<p>Although this document covers the whole of the Melksham Community Area, and not just the Area designated for the Neighbourhood Plan, arguably it has the most current local data available at this time, apart from specially commissioned survey work. This is necessary evidence which has to be considered for Plan proposals. There is a lot of background information, but specific objectives, which this document can assist with are:</p> <ul style="list-style-type: none"> • Population and forecasted age range • Health and wellbeing • Housing • Transport • Environment 	
How objectives and/or requirements might be considered in the neighbourhood plan	
With an increasingly ageing population and those with other needs, appropriate types of housing is an important factor when considering Plan proposals. Linked into this is a sustainable approach to supporting a healthy way of life, through promoting walking and cycling. However as we are a rural community, car transport especially is an issue for consideration and the accompanying parking and highways issues in our historic town.	

Plan/Programme/legislation	<u>West Wiltshire Landscape Character Assessment</u>
Author	Chris Blandford Associates
Document Date	March 2007
Summary of Document	
This is the most current landscape assessment for the area.	
Key objectives/requirements/conclusions to be taken into consideration in neighbourhood plan	
Soil types and a description of the landscape, particularly the rural areas outside of the Town, are a guide to assessing landscape as evidence for Plan proposals.	
How objectives and/or requirements might be considered in the neighbourhood plan	
The setting of Melksham within the landscape is particularly important and this document will inform the Plan on this. It is also important to consider soil types which influence landscape, land formations especially in relation to rivers, and also land drainage.	

APPENDIX C: SUSTAINABILITY APPRAISAL FRAMEWORK

Appendix C: Sustainability Appraisal Framework

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the policy... ?
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	<ol style="list-style-type: none"> 1. Strive to protect priority habitats and species? 2. Strive to protect locally designated biodiversity sites? 3. Strive to avoid habitat fragmentation <i>and foster habitat connectivity?</i> 4. Ensure all new developments protect local biodiversity as much as possible and integrate green infrastructure within their layouts? 5. Contribute to the achievement of objectives and targets set within local Biological and Diversity Action Plans (BAPs) where they exist? 6. Result in greater community engagement with biodiversity? 7. Maintain the existing extent of ancient woodland sites? 8. Consider protection and provision of green corridors and river corridors, with use of buffer strips, where necessary? 9. Aid in the preservation of a network of multifunctional Green Infrastructure, where possible?

**Land and
soil
resources**

2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

3. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?
2. Protect the best and most versatile agricultural land?
3. Protect and enhance soil quality?
4. Maximise reuse of Previously Developed Land where possible/appropriate?
5. Encourage remediation of contaminated land?
6. Maximise efficient use of land within the town centre?
7. Avoid the loss of natural floodplain?
1. Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option?
2. Ensure the design and layout of new development supports sustainable waste management?
3. Provide a framework in which communities take more responsibility for their own waste?
4. Consider whether waste management solutions can provide a resource for generating heat and energy?

**Water
resources
and flood
risk**

4. Use and manage water resources in a sustainable manner

1. Take into account predicted future impacts of climate change, including water scarcity issues?
2. Encourage sustainable and efficient management of water resources?
3. Ensure that essential water infrastructure is co-ordinated with all new development?
4. Consider the need for adequate provision of surface water and foul drainage?

	5. Protect people and property from the risk of flooding	1. Minimise the risk of flooding to people and property (new and existing development)? 2. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? 3. Protect and enhance the natural function of floodplains? 4. Ensure the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances?
Air quality and environmental pollution	6. Improve air quality in Melksham and minimise all sources of environmental pollution	1. Maintain and improve local air quality? 2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration? 3. Minimise all forms of contamination to soils?
Climatic factors	7. Minimise our impacts on climate change and reduce our vulnerability to future climate change effects	1. Minimise emissions of greenhouse gases and ozone depleting substances? 2. Minimise the likely impacts of future development on climate change through appropriate adaptation? 3. Promote the development of renewable and low carbon sources? 4. Promote energy efficiency in buildings and new development?
Historic environment	8. Protect, maintain and enhance the historic environment, especially our listed buildings	1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas and Historic Parks & Gardens? 2. Ensure appropriate archaeological assessment prior to development 3. Promote sensitive re-use of historical buildings and buildings

of significant local interest, where appropriate?

4. Improve and broaden access to, and understanding of, local heritage and historic sites?

5. Maintain and possibly enhance the character and distinctiveness of settlements through high quality and appropriate design?

6. Promote heritage based sustainable tourism and regeneration?

7. Promote the responsible retrofitting of heritage assets to improve energy efficiency, minimise carbon emissions and reduce fuel bills, whilst safeguarding the significance of heritage assets.

Landscapes 9. Conserve and enhance the character and quality of Melksham's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

1. Protect the landscape character and scenic quality of the countryside?

2. Conserve areas with landscape designations?

3. Maintain and enhance the character and distinctiveness of settlements?

4. Promote good quality design that reflects local character?

5. Protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors?

6. Protect or mitigate the loss of rights of way, open space and common land?

7. Maintain a network of multifunctional Green Infrastructure?

Population and housing 10. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

1. Promote the development of an adequate supply of affordable housing?

2. Promote the provision of a range of house types and sizes to meet the needs of all sectors of the community?

Healthy communities

11. Provide a safe and healthy environment in which to live

3. Provide adequate number of sites within the Neighbourhood Plan to at least meet minimum housing requirement needs as specified for the Neighbourhood Area in the Wiltshire Core Strategy Document Jan 2015
4. Promote the development of quality and flexible homes that meet people's needs?
5. Promote the use of sustainable building techniques, including use of sustainable building materials in construction?
6. Promote housing in sustainable locations that allow easy access to a range of local services and facilities?

1. Promote design of buildings and spaces to reduce crime and the fear of crime?
2. Promote design of buildings and spaces to reduce obesity?
3. Encourage healthy lifestyles?
4. Promote recreational and leisure opportunities in the countryside, where possible?
5. Consider the provision of a network of multifunctional Green Infrastructure within new developments, where appropriate integrating leisure use, habitat provision, sustainable transport routes and the sustainable management of surface water runoff.

Inclusive communities

12. Promote more inclusive and self-contained communities

1. Encourage active involvement of local people in the design of new developments?
2. Encourage and promote social cohesion?
3. Increase the ability of 'Hard-to-Reach' groups to influence decisions?
4. Promote alternative methods of sustainable travel that combats social deprivation and

		<p>improves life chances</p> <p>5. Promote domestic energy efficiency improvements to combat fuel poverty.</p>
	13. Improve equality of access to local, high-quality community services and facilities	<p>1. Improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure?</p> <p>2. Promote, where possible, the development of a range of high quality, accessible community, cultural and leisure facilities?</p> <p>3. Maintain and enhance rural facilities?</p>
Education and skills	14. Ensure that adequate school provision is available for young people to meet needs resulting from occupancy of any new development	1. Ensure the provision of adequate school places to meet need resulting from additional new housing development?
Transport	15. Reduce the need to travel and promote more sustainable transport choices.	<p>1. Promote developments that reduce the need to travel and reliance on the private car?</p> <p>2. Promote uptake of sustainable travel choices i.e. public transport, walking and cycling?</p> <p>3. Consider how to reduce traffic volumes and other highways and parking issues?</p> <p>4. Promote public place-making in ways that encourage walking, cycling and public transport and prioritise pedestrians, cyclists and public transport users over the needs of the car.</p>
Economy and enterprise	16. Promote a vibrant and diversified economy to encourage long-term sustainable economic growth	<p>1. Promote the opportunity for retail and other business development?</p> <p>2. Enable home and flexible working and start-up businesses so as to maximise local employment, support local services and reduce the level of out-commuting.</p>

17. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.

1. Consider appropriate land and premises for retail and business, including that which is already specified for the Neighbourhood Area in the Wiltshire Core Strategy January 2015
2. Protect and enhance the vitality and viability of existing employment areas?

Appendix D: Melksham Neighbourhood Plan Steering Group Site Selection Criteria (Version 5/15/1)

A methodology has been devised to help assess the sustainability of potential housing and retail/ supermarket sites within the Melksham Neighbourhood Area. It has already been consulted upon and is subject to further consultations with the residents and others, in preparation of the Melksham Area Neighbourhood Plan.

CRITERION SCORING SYSTEM

In order to compare sites, a Criterion Scoring System based on weighted criteria has been devised. The purpose is to allow an aggregated score to be calculated which indicates the favourability or otherwise of a particular site for housing or supermarket development and which can be compared across sites. A site will attract scores per criterion based on the PRODUCT of the CRITERION VALUE (CV) for the criterion aspect that best describes it (given in the description of the criterion aspect as "CV") and the CRITERION WEIGHTING (CW) (also given in the description of the criterion as "CW" and also listed on the next page). This gives the CRITERION SCORE for that site against that criterion. Sites favoured to be selected will have LOW SUMS OF CRITERION SCORES.

For example, the CRITERION SCORE for a site which is assessed as matching Criterion 2 Aspect (c) , which has a CRITERION VALUE of 5, is calculated by multiplying that value by the weighting of Criterion 2, which is 5. The CRITERION SCORE for this site against Criterion 2 is therefore 25. This figure of 25 will contribute to its SUM OF CRITERION SCORES, with low sums being favourable and high sums being unfavourable ("points mean penalties").

Criterion Values are set at 1, 2, 5, and 10 and Criterion Weightings at 2, 5 and 10. In both cases these reflect increasing importance in the selection of sites. The values chosen aim to enhance discriminability between candidate sites by using a logarithmic scale. Other scales considered were (using the example of Criterion Values) 1, 2, 3, 4 (arithmetic) and 1, 2, 4, 8 (geometric). We chose a logarithmic scale because this increases discriminability between sites because it uses the range of numbers 1 to 10. Further a logarithmic scale may better represent the psychological scaling of the magnitude words associated with Criterion Values which are "None" (CV=1), "Small" (CV=2), "Considerable" (CV=5) and "Very Considerable" (CV=10).

The numbers assigned to Criterion Weightings in this version reflect a changed view of criteria. They now concern mitigation, that is, the difficulty of delivering a positive impact from the site, or overcoming a negative impact (including conservation and environmental impact), or its feasibility to be built upon.

Thus our weightings are:

CW 2 Minimal impact which is mitigatable.

CW 5 Significant impact which might be mitigated.

CW 10 Very considerable impact which would be difficult or unlikely to be mitigated.

For example, the location of a site is unlikely to be mitigated or overcome if that location is an obstacle (CW = 10, see Criteria H-1 and S-1) whilst "Unneighbourly features" (CW = 2, see Criterion 9) are more mitigatable by a developer. Again a logarithmic scale is used for the reasons given above.

An informal paper giving a more detailed explanation and justification of the Criterion Scoring System is available from John Gundry (contact details below).

NOTICE The Criterion Scoring System used here was amended by Mark Ashkowski, Gillian Arbery, Philip McMullen, Lorraine McRandle, Paul Walsh and Alan Baines (Melksham Neighbourhood Plan Housing Sub-Group) based on an original system devised by and Copyright © Roger Budgen, John Gundry, Simon Killane, Kim Power and Bob Tallon, 2012. All Rights Reserved. Permission has been granted for its reproduction and not-for-profit use for UK Neighbourhood Planning purposes only providing this notice is attached. Any other use, including any for-profit reproduction or use, is prohibited without prior permission in writing. Contact John Gundry gundry@knowab.co.uk (01666 826654)

Criteria Table

LOCATION

H - 1. HOUSING ONLY Location relative to local amenities - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices and promote healthy life styles. Site choice should not have a detrimental affect on existing provision or facilities that encourage and promote healthy life styles and reduce health inequalities. In particular, Melksham Town site choices should preferentially be located within close walking distance to local amenities in order to promote sustainability through reduced car usage and congestion within the town. This will improve air quality (reduce air pollution) by encouraging people to walk rather than use the car. The layout and orientation of development should optimise the potential for installing renewable energy, in particularly solar photovoltaic cells.

"Local amenities" are: shops and services, a primary or secondary school with available places, healthcare facilities, cultural, religious and recreational facilities, libraries, places of worship, cinemas, sports & community centres, evening classes, play parks and open spaces. (CW 20)

a) The site is within 5 minutes' walking distance of most local amenities (CV 1)

c) The site is within 20 minutes walking distance of most local amenities (CV 5)

b) The site is within 10 minutes walking distance of most local amenities (CV 2)

d) The site is more than 20 minutes walking distance of most local amenities (CV 5)

S - 1. SUPERMARKET ONLY Location relative to primary shopping area – supermarkets will be more likely to have a positive impact on local economies if they are located within or on the edge of a town's primary shopping area. (CW 20)

a) Town centre location – within Melksham's primary shopping area. (CV 1)

c) Out of centre location – beyond 300 metres (road and or footpath) of Melksham's primary shopping area or across a significant barrier but within the existing urban area. (CV 5)

b) Edge of centre location – within 300 metres (road and or footpath) of Melksham's primary shopping area and well - connected to the town centre without any significant barrier. (CV 2)

d) Out of town location – outside Melksham's existing urban area. (CV 10)

Access

1. Access by public transport - site choices should be accessible by public transport, within an easy walking distance of stops which is defined as 300 metres (roughly equivalent to 4 minutes' walk). (CW 5)

a) The site is adjacent to well-served public transport stops. (CV 1)

b) The site is beyond an easy walk from well-served public transport stops but it is feasible to create a new stop within easy walking distance. (CV 5)

b) The site is within an easy walk of well-served public transport stops. (CV 2)

c) The site is beyond an easy walk from well-served public transport stops and it is not feasible to create a new stop within easy walking distance. (CV 10)

2. Access by bicycle - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport rather than private cars. (Accessibility for a supermarket site by bicycle is from Melksham Town residential areas.) (CW 5)

a) There are cycle paths / roads for cycle access to the site. (CV 1)

c) There are no cycle paths / roads for cycle access to the site, but a new cycle path could be made to meet existing cycle paths / roads. (CV 5)

b) There are cycle paths / roads for cycle access within 50m of the site. (CV 2)

d) There are no cycle paths / roads for cycle access to the site and a new cycle path could not be made to meet existing cycle paths / roads. (CV 10)

3. Access by pedestrians - site choices should wherever possible reduce the need to travel by vehicle and promote more sustainable transport choices, in particular Melksham Town site choices should be located close to footpaths, in order to promote sustainability and to reduce car usage and congestion within the town; also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car. (Accessibility for a supermarket site by pedestrians is from Melksham Town residential areas.) (CW 5)

a) There are existing footpaths / pavements or roads edged for pedestrians allowing them safe access to the site. (CV 1)

b) There are existing footpaths / pavements or roads edged for pedestrians allowing them safe access to the site within 50m of the site. (CV2)

c) No existing footpaths / pavements or roads edged for pedestrian use allowing them safe access to the site but can create a safe walkway to a road edged for pedestrians use. (CV 5)

d) No existing footpaths/ pavements or roads edged for pedestrian use allowing them safe access to the site and a walkway to a road edged for pedestrians' safe use cannot be created. (CV 10)

4. Road and infrastructure access - to be considered for feasibility of developing the site; "domestic services" means utilities and main sewage and accessibility for waste removal and collection. (Sustainability: Recycling is considered as part of waste collection) (CW2)

a) Adjacent to existing maintained public roads and domestic services and requiring no additional infrastructure. (CV 1)

b) Access within 100m to public roads and domestic services - requiring some additional infrastructure to be provided and existing road needs upgrading or widening. (CV 2)

c) Access greater than 100m to public roads and domestic services - requiring some additional infrastructure to be provided and new roads to be built. (CV 5)

d) Access greater than 500m to public roads and domestic services - will require major works to provide new service and road infrastructure, e.g. roundabout, bridge. (CV 10)

5. Designation of land - Site choice to ensure the most efficient & effective use of land and the use of previously developed land and buildings; also to consider feasibility of developing the site and conserve and where possible enhance the landscape of the Avon floodplain. (CW 10)

a) Brownfield uncontaminated or slight contamination (CV 1)

b) Brownfield heavy contamination (CV 2)

c) Greenfield. (CV 5)

d) Other e.g. SSSI, AONB (including: adjacent to, adjoining or nearby) (CV 10)

6. Topography - site choice on suitability for building works to ensure the most efficient & effective use of land; to be environmentally sustainable; to avoid the hazard of unstable land slippage. (CW 5)

- | | |
|---|---|
| a) Flat. (CV 1) | c) Over 15 degree slope or unstable. (CV 5) |
| b) Between 5 and 15 degrees slopes (CV 2) | d) Requires a great deal of landscaping or leveling (CV 10) |

7. Rights of way - to be considered for feasibility of developing the site. (CW 2)

- | | |
|---|---|
| a) No rights of way on or accessing the site that are apparent from a visual inspection. (CV 1) | c) Limited rights of way on or accessing the site require investigation and will involve some legal access issues being addressed. (CV 5) |
| b) Potential rights of way on or accessing the site require investigation and may involve legal access issues being addressed. (CV 2) | d) Major rights of way on or accessing the site require investigation and will involve some legal access issues being addressed. (CV 10) |

8. Features that are difficult to re-site or remove - to be considered for feasibility of developing the site. Pylons and electrical power lines are considered very unlikely to be re-sited or removed. Telephone lines, telegraph poles, and street lamps are considered to be more feasible to re-site. Other features to be judged per site. (CW 2)

- | | |
|---|---|
| a) There are no features which are likely to have to be re-sited or removed from the site. (CV 1) | c) There is a feature (or features) which may be feasible to re-site or remove from the site after further research. (CV 5) |
| b) There is a feature (or features) which is feasible to re-site or remove from the site. (CV 2) | d) There is a feature (or features) which is unlikely to be able to be re-sited or removed from the site. (CV 10) |

9. Proximity to unneighbourly features - to be considered for feasibility of developing the site and for promotion of healthy life-styles. An 'unneighbourly feature' is an electricity pylon/line or electrical substation, or a source of industrial, highways or other pollution (e.g. chemical, air, noise or light resulting in nuisance or ill effects). (CW 2)

- | | |
|---|---|
| a) There are no unneighbourly features affecting this site. (CV 1) | c) The site is less than 100m from an unneighbourly feature. (CV 5) |
| b) The site is less than 300m from an unneighbourly feature. (CV 2) | d) The site is less than 50m from an unneighbourly feature. (CV 10) |

10. Impact upon archaeological sites - site choice should seek to protect, maintain and enhance the historic environment and archaeological assets. (CW 5)

- | | |
|--|---|
| a) No evidence known of archaeological features, groundworks or deposits. (CV 1) | c) Some evidence of archaeological features, groundworks or deposits. (CV 5) |
| b) Possibility of archaeological features, groundworks or deposits. (CV 2) | d) Strong evidence of archaeological features, groundworks or deposits. (CV 10) |

11. Impact on the historic environment and heritage buildings of Melksham and the adjacent area - negative impact to be avoided to preserve historic environment. (CW 5)

- | | |
|--|---|
| a) Enhances a conservation area or an historic / heritage area, or historic / heritage building(s) with a positive impact, e.g. improves derelict or run down site. (CV 1) | c) Some impact on a conservation area or on an historic / heritage area or historic / heritage building(s). (CV 5) |
| b) No impact on a conservation area, nor on an historic / heritage area, nor on historic / heritage building(s). (CV 1) | d) Major impact on a conservation area or on an historic / heritage area or on historic / heritage building(s). (CV 10) |

12. Impact on landscape settings, views and natural features - site choice should (i) ensure protection and enhancement of landscape settings and natural features and also sites of specific local importance; (ii) avoid irreversible losses and protect and enhance the quality of Wiltshire's rural and urban landscapes; (iii) maintain and strengthen local distinctiveness and sense of place. "Natural landscape setting" includes river and water courses and wooded areas and views of these. "Natural features" means significant hedgerows or trees (with or without Tree Preservation Orders), fields, meads and natural areas, ditches, water meadows, water courses, meanders and other riparian features. (CW 10)

- | | |
|--|---|
| a) No impact on surrounding natural landscape setting or natural features. (CV 1) | c) Considerable impact on surrounding natural landscape setting or natural features. (CV 5) |
| b) Small impact on surrounding natural landscape setting or natural features. (CV 2) | d) Very considerable impact on surrounding natural landscape setting or natural features. (CV 10) |

13. Flood Risk: ground water saturation and surface water drainage -

avoidance of flood risk on sites in order to protect people and property from the risk of flooding. (CW 5)

- | | |
|--------------------------------|---|
| a) Well drained soil. (CV 1) | c) Poorly drained soil saturated after any rain. (CV 5) |
| b) Mostly drained soil. (CV 2) | d) No drainage of soil. (CV 10) |

14. Flood risk fluvial - avoidance of flood risk on site and adjoining areas in order to protect people and property from the risk of flooding. (CW 10)

- | | |
|--|--|
| a) No risk. (CV 1) | c) Flood zone 2 (medium risk between 1000 to 1 & 100 to 1). (CV 5) |
| b) Flood zone 1 (low risk less than 1000 to 1 chance per annum) (CV 2) | d) Flood zone 3 (high risk 100 to 1 chance or greater) (CV 10) |

15. Biodiversity and ecology - site choice should ensure protection and enhancement of all biodiversity features where possible and avoid irreversible

losses. (CW 5)

a) Very little or no plant life, animal life, bird life or insect life of significance on this site. (CV 1)

b) Some plant life, animal life, bird life or insect life of minor significance on this site. (CV 2)

c) Plant life, animal life, bird life or insect life of medium significance on this site. (CV 5)

d) Plant life, animal life, bird life or insect life of major significance on this site. (CV 10)

16. Geodiversity - site choice should ensure protection and enhancement of all geological features where possible and avoid irreversible losses. (CW 5)

a) No geological, soil conservation interests or mineral deposits in this site. (CV 1)

b) Geological, soil conservation interests or mineral deposits in this site of minor significance. (CV 2)

c) Geological, soil conservation interests or mineral deposits in this site of medium significance. (CV 5)

d) Geological, soil conservation interests or mineral deposits in this site of major significance. (CV 10)

MELKSHAM SCORING TABLE

Site	
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1. Location (CW20)

a) The site is within 5 minutes' walking distance of most local amenities (CV 1)

b) The site is within 10 minutes walking distance of most local amenities (CV 2)

c) The site is within 20 minutes walking distance of most local amenities (CV 5)

d) The site is more than 20 minutes walking distance of most local amenities (CV 5)

Score	
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2. Access

2.1 Public Transport (CW5)

- a) The site is adjacent to well-served public transport stops. (CV 1)
- b) The site is within an easy walk of well- served public transport stops. (CV 2)
- c) The site is beyond an easy walk from well-served public transport stops but it is feasible to create a new stop within easy walking distance. (CV 5)
- d) The site is beyond an easy walk from well-served public transport stops and it is not feasible to create a new stop within easy walking distance. (CV 10)

Score	
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2.2 Access by bicycle (CW5)

- a) There are cycle paths / roads for cycle access to the site. (CV 1)
- b) There are cycle paths / roads for cycle access within 50m of the site. (CV 2)
- c) There are no cycle paths / roads for cycle access to the site, but a new cycle path could be made to meet existing cycle paths / roads. (CV 5)
- d) There are no cycle paths / roads for cycle access to the site and a new cycle path could not be made to meet existing cycle paths / roads. (CV 10)

Score	
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2.3 Access by pedestrians (CW5)

- a) There are existing footpaths / pavements or roads edged for pedestrians allowing them safe access to the site. (CV 1)
- b) There are existing footpaths / pavements or roads edged for pedestrians allowing them safe access to the site within 50m of the site. (CV2)
- c) No existing footpaths / pavements or roads edged for pedestrian use allowing them safe access to the site but can create a safe walkway to a road edged for pedestrians use. (CV 5)
- d) No existing footpaths/ pavements or roads edged for pedestrian use allowing them safe access to the site and a walkway to a road edged for

pedestrians' safe use cannot be created. (CV 10)

Score	
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2.4 Road infrastructure (CW2)

- a) Adjacent to existing maintained public roads and domestic services and requiring no additional infrastructure. (CV 1)
- b) Access within 100m to public roads and domestic services – requiring some additional infrastructure to be provided and existing road needs upgrading or widening. (CV 2)
- c) Access greater than 100m to public roads and domestic services – requiring some additional infrastructure to be provided and new roads to be built. (CV 5)
- d) Access greater than 500m to public roads and domestic services – will require major works to provide new service and road infrastructure, e.g. roundabout, bridge. (CV 10)

Score	
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3. Designation of land (CW10)

- a) Brownfield uncontaminated or slight contamination (CV 1)
- b) Brownfield heavy contamination (CV 2)
- c) Greenfield contaminated (CV3)
- d) Greenfield. (CV 5)
- e) Other e.g. SSSI, AONB (including: adjacent to, adjoining or nearby) (CV 10)

Score	
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4. Topography (CW5)

- a) Flat. (CV 1)
- b) Between 5 and 15 degrees slopes (CV 2)
- c) Over 15 degree slope or unstable. (CV 5)
- d) Requires a great deal of landscaping or levelling (CV 10)

Score	
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5. Rights of way for development (CW2)

- a) No rights of way on or accessing the site that are apparent from a visual inspection. (CV 1)
- b) Potential rights of way on or accessing the site require investigation and may involve legal access issues being addressed. (CV 2)
- c) Limited rights of way on or accessing the site require investigation and will involve some legal access issues being addressed. (CV 5)
- d) Major rights of way on or accessing the site require investigation and will involve some legal access issues being addressed. (CV 10)

Score	
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6. Features difficult to remove (CW2)

- a) There are no features which are likely to have to be re-sited or removed from the site. (CV 1)
- b) There is a feature (or features) which is feasible to re-site or remove from the site. (CV 2)

c) There is a feature (or features) which may be feasible to re-site or remove from the site after further research. (CV 5)

d) There is a feature (or features) which is unlikely to be able to be re-sited or removed from the site. (CV 10)

Score	
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7. Proximity to unneighbourly features e.g. pylons, industry (CW2)

a) There are no unneighbourly features affecting this site. (CV 1)

b) The site is less than 300m from an unneighbourly feature. (CV 2)

c) The site is less than 100m from an unneighbourly feature. (CV 5)

d) The site is less than 50m from an unneighbourly feature. (CV 10)

Score	
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8. Archaeological impact (CW5)

a) No evidence known of archaeological features, groundworks or deposits. (CV 1)

b) Possibility of archaeological features, groundworks or deposits. (CV 2)

c) Some evidence of archaeological features, groundworks or deposits. (CV 5)

d) Strong evidence of archaeological features, groundworks or deposits. (CV 10)

Score	
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9. Heritage impact (CW5)

- a) Enhances a conservation area or an historic / heritage area, or historic / heritage building(s) with a positive impact, e.g. improves derelict or run down site. (CV 1)
- b) No impact on a conservation area, nor on an historic / heritage area, nor on historic / heritage building(s). (CV 1)
- c) Some impact on a conservation area or on an historic / heritage area or historic / heritage building(s). (CV 5)
- d) Major impact on a conservation area or on an historic / heritage area or on historic / heritage building(s). (CV 10)

Score	
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10. Landscape impact (CW10)

- a) Minimal impact on surrounding natural landscape setting or natural features. (CV 1)
- b) Moderate impact on surrounding natural landscape setting or natural features. (CV 2)
- c) Considerable impact on surrounding natural landscape setting or natural features. (CV 5)
- d) Very considerable impact on surrounding natural landscape setting or natural features. (CV 10)

Score	
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11. Flood risk – ground water and drainage (CW5)

- a) Well drained soil. (CV 1)
- b) Mostly drained soil. (CV 2)
- c) Poorly drained soil saturated after any rain. (CV 5)
- d) No drainage of soil. (CV 10)

Score	
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12. Flood risk – fluvial (CW10)

- a) No risk. (CV 1)
- b) Flood zone 1 (low risk less than 1000 to 1 chance per annum) (CV 2)
- c) Flood zone 2 (medium risk between 1000 to 1 & 100 to 1). (CV 5)
- d) Flood zone 3 (high risk 100 to 1 chance or greater) (CV 10)

Score	
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13. Ecology (CW5)

- a) Very little or no plant life, animal life, bird life or insect life of significance on this site. (CV 1)
- c) Plant life, animal life, bird life or insect life of medium significance on this site. (CV 5)
- b) Some plant life, animal life, bird life or*
- d) Plant life, animal life, bird life or insect life insect life of minor significance on this site. (CV 2)*
- e) Major significance on this site. (CV 10)

Score	
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14. Geology (CW5)

- a) No geological, soil conservation interests or mineral deposits in this site. (CV 1)
- b) Geological, soil conservation interests or mineral deposits in this site of minor significance . (CV 2)
- c) Geological, soil conservation interests or mineral deposits in this site of medium significance. (CV 5)
- d) Geological, soil conservation interests or mineral deposits in this site of major significance. (CV 10)

Score	
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15. Primary Education (CW10)

- a) The site is within 5 minutes' walking distance of a primary school which is likely to have an adequate number of places (CV 1)
- b) The site is within 10 minutes walking distance of a primary school which is likely to have an adequate number of places (CV 3)
- c) The site is within 20 minutes walking distance of a primary school which is likely to have an adequate number of places (CV 5)
- d) The site is more than 20 minutes walking distance of a primary school which is likely to have an adequate number of places (CV 10)
- e) Development of the site and/or adjoining sites will involve the building of a new primary school with an adequate number of places (CV1)

Score	
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16. Secondary Education (CW10)

- a) The site is within 5 minutes' walking distance of a secondary school which is likely to have an adequate number of places (CV 1)
- b) The site is within 10 minutes walking distance of a secondary school which

is likely to have an adequate number of places (CV 2)

c) The site is within 20 minutes walking distance of a secondary school which is likely to have an adequate number of places (CV 3)

d) The site is more than 20 minutes walking distance of a secondary school which is likely to have an adequate number of places (CV 5)

e) Development of the site and/or adjoining sites will involve the building of a new secondary school with an adequate number of places (CV1)

Score	
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Total Score	
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Appendix E: Responses to the Melksham Neighbourhood Plan Steering Group Site Draft Sustainability Appraisal Scoping Report

i) The Environment Agency

Phil McMullen Community Project Support Office 37 Sandridge Road Melksham Wiltshire SN12 7BQ	Our ref: WX/2009/110257/OR-34/IS: L01 Your ref: MNPSG/SR/1-15/010 Date: 04 September 2015
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Dear Mr McMullen

Melksham Neighbourhood Plan – SA and SEA

Thank you for consulting us on the above document.

We are satisfied that the document adequately addresses the issues within our remit; therefore we have no further comments to make.

Yours sincerely

E Challans

Ms Ellie Challans

Sustainable Places - Planning Advisor

Direct dial 01258 483321

Direct e-mail swx.sp@environment-agency.gov.uk

ii) Natural England

Date: 3rd September 2015.

Our ref: 158948.

Melksham Neighbourhood Plan SEA.

.

BY EMAIL ONLY

Customer Services Hornbeam House Crewe Business Park

Electra Way Crewe Cheshire CW1 6GJ

T 0300 060 3900

Dear Mr McMullen

Screening consultation: Melksham Neighbourhood Plan SEA. Location:
Melksham, Wiltshire.

Thank you for your consultation on the above dated 6th July 2015, which was received by Natural England on 8th July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan. We know the Wiltshire Core Strategy has been subject to a Strategic Environmental Assessment.

We have checked our records and based on the information provided, we can confirm that in our view the proposals/allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

On the north east side of your Plan the following site is in close proximity and should be added to the Biodiversity section of your document.

☐ Spyre Park Site of Special Scientific Interest (SSSI) (*completed – PM*)

http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002120.pdf

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact Andrew Burns. on 03000601341.. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Andrew Burns.

Sustainable Development Team

[OBJ*OBJ*OBJ*OBJ*OBJ]

(iii) Historic England

There are a few comments we would make which might be helpful to your activities.

1. **Generally the Scoping Report is comprehensive and the Steering Group is to be congratulated.** These are technically demanding exercises which try even those of us who deal with such matters on a day to day basis! Further information on accommodating the historic environment in the SA/SEA process can be found on our website <https://historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>.

2. In specific terms I have the following observations:

a) It would be helpful if the baseline information on the historic environment set out the number and type of designated heritage assets (4.3.6, P24). For example, our records indicate that the area has 2 Grade II* and 149 Grade II Listed Buildings and 1 Conservation Area. (*completed – PM*)

b) It is perhaps surprising that there is not reference to other heritage issues in the area other than just Archaeology and Local History and the need to identify where sites need to be better investigated and understood. Our records indicate that the Grade II Listed Church of St Andrew in Church Lane is on the national Heritage At Risk Register, for example, and in the past the community has been in touch with us from time to time expressing concern about aspects of the public realm. Issues associated with the Conservation Area should be picked up in its Conservation Area Appraisal and an issue might be that this needs to be updated or if one doesn't exist then perhaps the completion of one together with a Management Plan! (*see 4.3.6 – PM*)

c) An issue will certainly be the ability of the area to accommodate the levels of new development proposed while protecting and enhancing the area's historic environment. The setting of the town is picked up under 5.2, P37 and we would emphasise that the strategic setting of the town from a heritage perspective as well as the individual and collective settings of those historic features which comprise it will need to be understood and responded to sensitively. (*see 4.3.6 – PM*)

d) We are pleased to see the Historic Environment as a Sustainability Theme (6.2, P41). The generic SA objective is fine but emphasising listed buildings in particular suggests that other heritage assets may be less important and there is a need to be consistent across the board in accordance with planning legislation. (*noted – PM*)

e) The provision for the historic environment in Appendix C – Sustainability Appraisal Framework looks pretty comprehensive. It is then a question of whether point c) above would benefit from more specific emphasis, in this section or under Landscapes.

f) Appendix D - Criteria Scoring. It is understandable that some form of matrix should be developed to assist in the suitability evaluation of possible development sites. This can be helpful in dismissing sites but may not be sophisticated enough to justify those which remain, especially if some aspect of harm to heritage assets is identified as the protect and enhance imperatives of the NPPF and primary legislation still apply. Care will need to be taken in the judgement of impacts as this is a specialised task requiring relevant skill and experience. (*noted – PM*)

Appendix F

F.1 Listed Buildings in Melksham

See [buildings on parish map](#) (Warning: this may be very slow to load if there are a large number of listed buildings in this parish)

Grade II

1, [Bank Street](#) A3102, Melksham, Wiltshire
11, [Bank Street](#) A3102, Melksham, Wiltshire
11, [Canon Square](#) Cannon Square, Melksham, Wiltshire
11, [High Street](#) 11 High Street, Melksham, Wiltshire
11,13,15, [Church Walk](#) Melksham
12, [High Street](#) High Street, Melksham, Wiltshire
13 and 15, [Bank Street](#) A3102, Melksham, Wiltshire
13 and 15, [King Street](#) B3104, Melksham, Wiltshire
14, [High Street](#) 16 High Street, Melksham, Wiltshire
15,15a,15b, [Lowbourne](#) Melksham
16, [High Street](#) 16 High Street, Melksham, Wiltshire
16, [King Street](#) B3104, Melksham, Wiltshire
16, [Spa Road](#) Spa Road, Melksham, Wiltshire
17, [Church Walk](#) Church Walk, Melksham, Wiltshire
17, [Lowbourne](#) 19 A3102, Melksham, Wiltshire
18 and 20, [Spa Road](#) Melksham
19 and 21, [Church Walk](#) Church Walk, Melksham, Wiltshire
19, [Bank Street](#) A3102, Melksham, Wiltshire
19,21,23, [Church Street](#) Church Street, Melksham, Wiltshire
2 and 3, [Place Road](#) Melksham
2, [Canon Square](#) Cannon Square, Melksham, Wiltshire
2, [Church Walk](#) Church Walk, Melksham, Wiltshire
2, [King Street](#) Melksham
22, [Church Walk](#) Church Walk, Melksham, Wiltshire
23,25,27, [Bath Road](#) A3102, Melksham, Wiltshire
24, [Church Walk](#) Church Walk, Melksham, Wiltshire
24,26,28, [High Street](#) 16 High Street, Melksham, Wiltshire
24a and 24b, [High Street](#) 16 High Street, Melksham, Wiltshire
25, [Church Street](#) Church Street, Melksham, Wiltshire
25, [Church Walk](#) Church Walk, Melksham, Wiltshire
26, [Church Street](#) Church Street, Melksham, Wiltshire
26, [Church Walk](#) Church Walk, Melksham, Wiltshire
28a,30,32, [Lowbourne](#) A3102, Melksham, Wiltshire
29, [Bank Street](#) A3102, Melksham, Wiltshire
3, [Canon Square](#) Cannon Square, Melksham, Wiltshire
3, [Church Street](#) Church Street, Melksham, Wiltshire
3, [Church Walk](#) Church Walk, Melksham, Wiltshire
31, [Market Place](#) High Street, Melksham, Wiltshire
32, [Church Street](#) Church Street, Melksham, Wiltshire
34 and 34a, [Church Street](#) Church Street, Melksham, Wiltshire
34, [Church Walk](#) Church Walk, Melksham, Wiltshire
34, [Lowbourne](#) A3102, Melksham, Wiltshire
36 and 38, [Spa Road](#) 38 Spa Road, Melksham, Wiltshire

36, Church Walk Church Walk, Melksham, Wiltshire
 39, King Street B3104, Melksham, Wiltshire
 4 and 6, Canon Square Church Walk, Melksham, Wiltshire
 4, Church Walk Church Walk, Melksham, Wiltshire
 4,4a,6, High Street High Street, Melksham, Wiltshire
 4,5,6, Union Streetv22 Union Street, Melksham, Wiltshire
 40 and 42, Bath Road 34 Shurnhold, Melksham, Wiltshire
 42, King Street B3104, Melksham, Wiltshire
 47, King Street B3104, Melksham, Wiltshire
 49 and 51, King Street B3104, Melksham, Wiltshire
 5, Church Walk Church Walk, Melksham, Wiltshire
 53 and 55, High Street 5 Place Road, Melksham, Wiltshire
 53 and 55, King Street B3104, Melksham, Wiltshire
 57, King Street B3104, Melksham, Wiltshire
 6, King Street B3104, Melksham, Wiltshire
 6,8,10, Church Walk Church Walk, Melksham, Wiltshire
 7 and 9, Canon Square Cannon Square, Melksham, Wiltshire
 7 and 9, Church Walk Church Walk, Melksham, Wiltshire
 8, Church Lane 8 Church Lane, Melksham, Wiltshire
 8, King Street B3104, Melksham, Wiltshire
 8,10,12,14, Spa Road Spa Road, Melksham, Wiltshire
 9, High Street 11 High Street, Melksham, Wiltshire
 9,11,13,15, Market Place B3104, Melksham, Wiltshire
 Avon House A3102, Melksham, Wiltshire
 Baptist Church Weavers Crofts, Melksham, Wiltshire
 Beaven Chest Tomb in Railed Enclosure About 9 Metres North of Tower of Church of
 St Michael 4 Place Road, Melksham, Wiltshire
 Breach Memorial in the Churchyard About 12 Metres South of Lady Chapel of Church
 of St Michael 5 Place Road, Melksham, Wiltshire
 Bridge over River Avon A3102, Melksham, Wiltshire
 Bruges Monument Ana Railed Enclosure Against South Wall of South Aisle of Church
 of St Michael 4 Place Road, Melksham, Wiltshire
 Church of St Andrew 33 Church Lane, Melksham, Wiltshire
 Collett Memorial in the Churchyard About 4 Metres North of North West Corner of
 North Aisle of Churc 4 Place Road, Melksham, Wiltshire
 Conigre Farm Hotel B3104, Melksham, Wiltshire
 Crook Memorial in the Churchyard About 9 Metres to North West of Tower of Church
 of St Michael 4 Place Road, Melksham, Wiltshire
 Curnick Memorial in the Churchyard About 45 Metres South of Lady Chapel of the
 Church of St Michael Cannon Square, Melksham, Wiltshire
 Ebenezer Strict Baptist Chapel Melksham
 Fox Memorial in the Churchyard, About 13 Metres North of Porch of Church of St
 Michael 4 Place Road, Melksham, Wiltshire
 Gate Memorial in the Churchyard About 4 Metres North of Nave of Church of St
 Michael 4 Place Road, Melksham, Wiltshire
 Gate Piers and Gates into Churchyd of Church of St Michael and All Angels 4 Place
 Road, Melksham, Wiltshire
 Gate Piers and Gates to No 27 (Melksham House) High Street, Melksham, Wiltshire
 Gate Piers and Gates with Overthrow to North Side of Churchyard of Church of St
 Michael Cannon Square, Melksham, Wiltshire
 Gate Piers at Entrance to Place Road 1 Place Road, Melksham, Wiltshire
 Gate Piers to North Entrance of Melksham House 5 Place Road, Melksham, Wiltshire
 Gate Piers, Gates and Railings to Font of Avon House A3102, Melksham, Wiltshire
 Gazebo in Garden of No 5 Halfway Farmhouse Beanacre Road, Melksham, Wiltshire

[Green Memorial About 7 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire](#)
[Halfway Farmhouse 82 Beanacre Road, Melksham, Wiltshire](#)
[Harris Memorial About 10 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire](#)
[Harris Memorial in the Churchyard About 23 Metres North of Chancel of Church of St Michael Cannon Square, Melksham, Wiltshire](#)
[Hutton Memorial Against East End of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Hutton Memorial in the Churchyard About 9 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[K6 Telephone Kiosk Outside Clare House \(No 702871\) High Street, Melksham, Wiltshire](#)
[Lowbourn Place A3102, Melksham, Wiltshire](#)
[Maggs Memorial in the Churchyard About 35 Metres from South East Corner of Lady Chapel of Church of 5 Place Road, Melksham, Wiltshire](#)
[Melksham Conservative Club A3102, Melksham, Wiltshire](#)
[Melksham House 10 Thornbank, Melksham, Wiltshire](#)
[Melksham United Church High Street, Melksham, Wiltshire](#)
[Miles Memorial in the Churchyard About 13 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Nalder Memorial About 0.5 Metres South of South Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[National Spiritualist Church B3104, Melksham, Wiltshire](#)
[Newman Memorial in the Churchyard About 12 Metres West of Tower of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Premises Occupied by Ga Edwards Far East Trading A3102, Melksham, Wiltshire](#)
[Quaker Cottage B3104, Melksham, Wiltshire](#)
[Rachel Fowler Centre Market Place, Melksham, Wiltshire](#)
[Redman Memorial in the Churchyard About 13 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Rutty Memorial About 34 Metres from South East Corner of Lady Chapel of Church of St Michael 5 Place Road, Melksham, Wiltshire](#)
[Shaul Memorial in the Churchyard About 6 Metres North of Porch of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Shurnhold Farmhouse Shurnhold, Melksham, Wiltshire](#)
[Shurnhold House Shurnhold House Shurnhold Melksham, Wiltshire](#)
[Sims Memorial About 9 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire](#)
[Springford Memorial in the Churchyard About 1 Metre North of Chancel of Church of St Michael Melksham](#)
[St Michaels Court Church Walk, Melksham, Wiltshire](#)
[Tamaree B3104, Melksham, Wiltshire](#)
[The Grange Cannon Square, Melksham, Wiltshire](#)
[The Grove Cannon Square, Melksham, Wiltshire](#)
[The Kings Arms Hotel High Street, Melksham, Wiltshire](#)
[The Limes Spa Road, Melksham, Wiltshire](#)
[The Red Lion Public House 5 The City, Melksham, Wiltshire](#)
[The Unicorn Public House A3102, Melksham, Wiltshire](#)
[Town Hall High Street, Melksham, Wiltshire](#)
[Townsend Memorial in the Churchayard About 12 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire](#)
[Unidentifiable Memorial About 10 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire](#)

Unidentifiable Memorial About 2 Metres North West of Fox Memorial in Churchyard of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial About 3 Metres North West of Fox Memorial in Churchyard of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial About 9 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire

Unidentifiable Memorial in the About 25 Metres North of Chancel of Church of St Michael Cannon Square, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 11 Metres East of East End of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 13 Metres North of Porch of Church of St Michael Cannon Square, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 3 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 4 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 6 Metres North of Nave of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 6 Metres North of Porch of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 6 Metres West of Tower of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 7 Metres North of Nave of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 7 Metres West of Tower of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 8 Metres West of Tower of Church of St Michael 4 Place Road, Melksham, Wiltshire

Unidentifiable Memorial in the Churchyard About 9 Metres North of North Aisle of Church of St Michael 4 Place Road, Melksham, Wiltshire

Vine House Church Walk, Melksham, Wiltshire

Watson Memorial in the Churchyard About 8 Metres South of Lady Chapel of Church of St Michael 4 Place Road, Melksham, Wiltshire

West End Public House and Garden Walls 4 B3104, Melksham, Wiltshire

William Salter Memorial About 3 Metres South of North Gates to Churchyard of Church of St Michael Cannon Square, Melksham, Wiltshire

Williamson Memorial in Churchyard About 10 Metres South of Lady Chapel of St Michael 5 Place Road, Melksham, Wiltshire

Winter Memorial in the Churchyard About 5 Metres North of Chancel of Church of St Michael 4 Place Road, Melksham, Wiltshire

York Guest House Church Walk, Melksham, Wiltshire

Grade II*

Turner Memorial in the Churchyard About 45 Metres South of Lady Chapel of the Church of St Michael Cannon Square, Melksham, Wiltshire

Church of St Michael 4 Place Road, Melksham, Wiltshire

F.2 Listed Buildings in Melksham Without

Listed Buildings in Melksham Without, Wiltshire, England

[See buildings on parish map](#) (Warning: this may be very slow to load if there are a large number of listed buildings in this parish)

Grade II

[120, First Lane](#) First Lane, Whitley, Melksham Without, Wiltshire
[127, A350, Melksham Without, Wiltshire](#) A350, Melksham Without, Wiltshire
[129 and 130](#) A350, Melksham Without, Wiltshire
[141 and 142](#) Beanacre Road, Melksham Without, Wiltshire
[145,146,147](#) Beanacre Road, Melksham Without, Wiltshire
[151 and 152, West Hill](#) 151 West Hill, Melksham Without, Wiltshire
[186 187](#) Purlpit, Atworth, Wiltshire
[209, Corsham Road](#) Corsham Road, Whitley, Melksham Without, Wiltshire
[227, Bath Road](#) 227 Bath Road, Melksham Without, Wiltshire
[399 and 400](#) Melksham Without
[401 and 402](#) Spa Road, Melksham Without, Wiltshire
[403 and 404](#) Spa Road, Melksham Without, Wiltshire
[409 and 410](#) A365, Melksham Without, Wiltshire
[46 and 47, Folly Lane](#) Shaw Hill, Melksham Without, Wiltshire
[60, Folly Lane](#) Folly Lane, Melksham Without, Wiltshire
[74, School Lane](#) B3353, Melksham Without, Wiltshire
[75, School Lane](#) B3353, Melksham Without, Wiltshire
[Barn at Beanacre Old Manor](#) Beanacre Road, Melksham Without, Wiltshire
[Barn at Monkton Farm Immediately Nne of Monkton House](#) B3107, Broughton Gifford, Wiltshire
[Barn at Whitley Farmhouse](#) First Lane, Whitley, Melksham Without, Wiltshire
[Barn to Rear of Whitley House](#) Top Lane, Whitley, Melksham Without, Wiltshire
[Beanacre Farmhouse](#) Beanacre Road, Melksham Without, Wiltshire
[Beechfield House](#) Beanacre Road, Melksham Without, Wiltshire
[Berryfields Cottages](#) 612 Berryfield Lane, Melksham Without, Wiltshire
[Blackmore House](#) A3102, Melksham Without, Wiltshire
[Bowerhill Farmhouse](#) Spa Road
[Bowerhill Lodge Farmhouse](#) Saxifrage Bank, Melksham, Wiltshire
[Church Farmhouse](#) 8 Bath Road, Melksham Without, Wiltshire
[Church of St Barnabas](#) A350, Melksham Without, Wiltshire
[Entrance Gate Piers and Gates to Drive of Beanacre Manor](#) Melksham Without
[Entrance Gate Piers to Drive of Shaw House](#) Bath Road, Melksham Without, Wiltshire
[Forest Farmhouse](#) Melksham Without, Wiltshire
[Garden Gate Piers, Gates and Front Walls to Beanacre Manor](#) Beanacre Road, Melksham Without, Wiltshire
[Garden Walls and Rear Gate Piers at Shaw House](#) Melksham Without, Wiltshire
[Gate Piers and Garden Walls to Front of Woodrow House Farmhouse](#) 162 Woodrow, Melksham Without, Wiltshire
[Gatepiers to Left of Bowerhill Lodge Farmhouse](#) Saxifrage Bank, Melksham, Wiltshire
[Gates Piers, Gates and Front Wall and Railings to the Old Malthouse](#) Bath Road, Melksham Without, Wiltshire
[Gazebo and Garden Walls to Rear of Beanacre Manor](#) Beanacre Road, Melksham Without, Wiltshire
[Gazebo in Gardens to Left of Shaw House Entrance Front](#) Melksham Without, Wiltshire
[Granary to Front of Forest Farmhouse](#) Melksham Without, Wiltshire
[Lagard House](#) First Lane, Whitley, Melksham Without, Wiltshire
[Minster House](#) Folly Lane, Melksham Without, Wiltshire
[Mounting Block to Right of Farm Entrance of Whitley Farmhouse](#) First Lane,

Whitley, Melksham Without, Wiltshire

[Multum in Parvo](#) Corsham Road, Whitley, Melksham Without, Wiltshire

[Northey's Farm](#) Top Lane, Whitley, Melksham Without, Wiltshire

[Old Brewery House](#) Bath Road, Melksham Without, Wiltshire

[Old Loves Farmhouse](#) A365, Melksham Without, Wiltshire

[Old Railway Farmhouse The Siding](#) Semington Road, Melksham Without, Wiltshire

[Outmarsh Farmhouse](#) Melksham Without, Wiltshire

[Packhorse Bridge](#) Melksham Without, Wiltshire

[Pear Tree Inn](#) 128 First Lane, Whitley, Melksham Without, Wiltshire

[Queenfield Farmhouse](#) Melksham Without, Wiltshire

[Queenfield Farmhouse](#) Melksham Without, Wiltshire

[Rhotterridge Farmhouse](#) Melksham Without, Wiltshire

[Sandridge Lodge](#) Brick Hill, Melksham Without, Wiltshire

[Sandridge Tower](#) Melksham Without

[Shaw House](#) Melksham Without, Wiltshire

[Slade's Farmhouse](#) W Hill, Whitley, Melksham Without, Wiltshire

[Stables at Beanacre Manor](#) Beanacre Road, Melksham Without, Wiltshire

[Stables at Beechfield House](#) Beanacre Road, Melksham Without, Wiltshire

[Stables at Sandridge Park](#) Melksham Without, Wiltshire

[Stables at Shaw House](#) Melksham Without, Wiltshire

[Tanhouse Farmhouse](#) Melksham Without, Wiltshire

[The Grove](#) A365, Melksham Without, Wiltshire

[The Malt House](#) First Lane, Whitley, Melksham Without, Wiltshire

[The Old Malthouse](#) Bath Road, Melksham Without, Wiltshire

[The Walnuts](#) Beanacre Road, Melksham Without, Wiltshire

[Upper Beanacre Farmhouse](#) A350, Beanacre, Melksham Without, Wiltshire

[Westlands Farmhouse](#) Westlands Lane, Melksham Without, Wiltshire

[Whitley House](#) Top Lane, Whitley, Melksham Without, Wiltshire

[Whitley Farmhouse](#) First Lane, Whitley, Melksham Without, Wiltshire

[Woodrow House Farmhouse](#) 162 Woodrow, Melksham Without, Wiltshire

Grade II*

[Beanacre Manor with Dairy](#) Beanacre Road, Melksham Without, Wiltshire

[Woolmore Farmhouse](#) A365, Melksham Without, Wiltshire

[Christ Church](#) B3353, Melksham Without, Wiltshire

[Monkton House with Attached Garden Walls](#) Broughton Gifford, Wiltshire

Grade I

[Beanacre Old Manor](#) Old Road, Beanacre, Melksham, Wiltshire