

# Joint Melksham Neighbourhood Plan Site Options And Assessment 2023

Melksham Town Council and Melksham Without Parish  
Council (the 'Qualifying Body')

5<sup>th</sup> June 2023

## Quality information

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## Revision History

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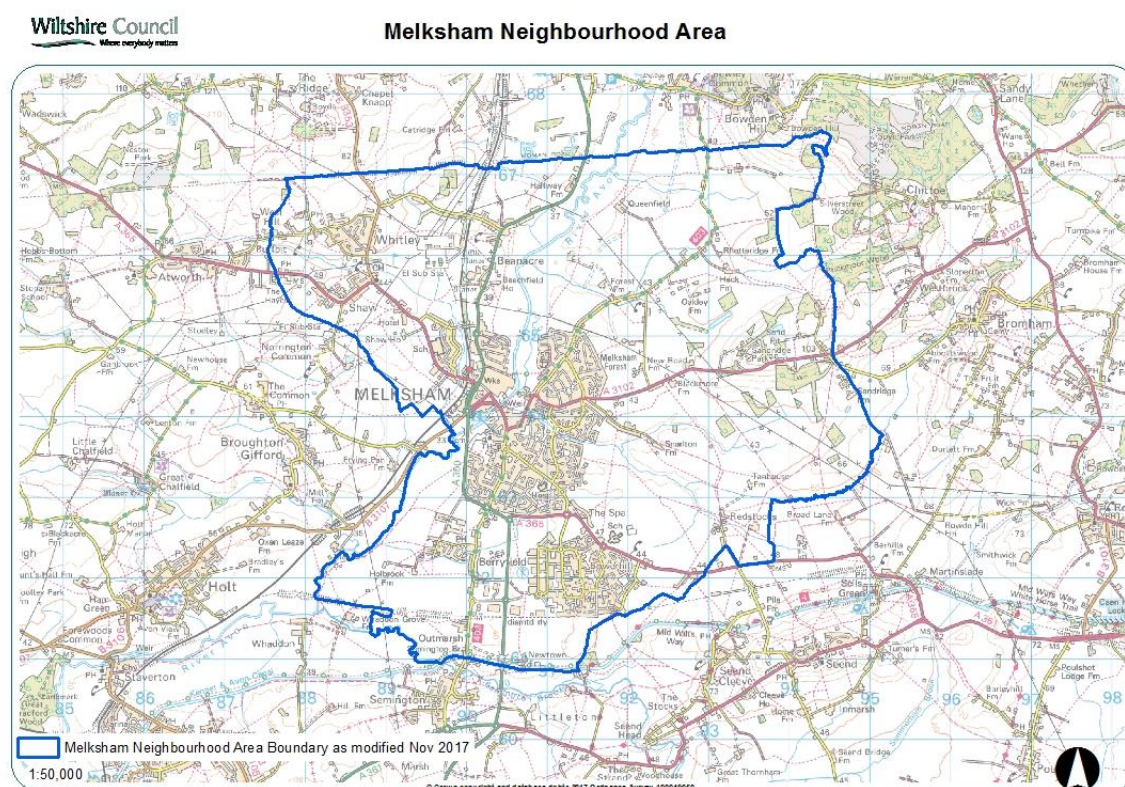
### Abbreviations used in the report

AONB	Area of Outstanding Natural Beauty
DLUHC	Department for Levelling Up, Housing and Communities
Ha	Hectare
HSAP	Wiltshire Housing Site Allocation Plan
JMNP	Joint Melksham Neighbourhood Plan
NPPF	National Planning Policy Framework
SOA	Site Options and Assessment
SuDS	Sustainable Urban Drainage System
TPO	Tree Preservation Order
WCS	Wiltshire Core Strategy

# 1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Joint Melksham Neighbourhood Plan 2, 2026 - 2036 (JMNP) on behalf of Melksham Town Council and Melksham Without Parish Council (the 'Qualifying Bodies'). The work undertaken was agreed with the Qualifying Bodies and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 The Melksham Neighbourhood Area, which was designated in July 2014 and amended in November 2017, is shown in **Figure 1.1**. The Neighbourhood Area includes Melksham Town and the Parish of Melksham Without, which covers approximately 3,360 hectares. Key settlements within the Neighbourhood Area include Melksham Town, Bowerhill, Shaw, Whitley, Beanacre, Berryfield, Sandridge and Redstocks.

**Figure 1.1 Designated Melksham Neighbourhood Area for the Joint Melksham Neighbourhood Plan**



Source: Wiltshire Council, Notification of the Designation of Melksham Neighbourhood Area Under Section 61G of the Town and Country Planning Act 1990 As Amended (November 2017).<sup>1</sup>

- 1.3 The Qualifying Bodies are currently in the process of gathering evidence to inform and support the second Neighbourhood Plan and potential site allocations within it. This emerging Neighbourhood Plan is expected to cover the plan period between 2026 and 2036. A Call for Sites was carried out in April

<sup>1</sup> Available at: <https://www.wiltshire.gov.uk/media/900/Designation-of-Melksham-Neighbourhood-Area-decision-notice/pdf/sppnp-melksham-2017-area-designation-report.pdf?m=637105533813030000>

2022 to encourage local communities and landowners to put forward land which may be suitable for development. The Call for Sites identified 10 new sites, in addition to 87 sites previously identified through the Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA)<sup>2</sup>. The Qualifying Bodies have also contacted the relevant landowners or developers of the 87 sites identified through Wiltshire Council's SHELAA to confirm if the sites submitted remain available for development. In addition, the Joint Melksham Neighbourhood Plan Steering Group has also identified a number of vacant brownfield sites within the Town Centre for investigation.

- 1.4 An indicative housing requirement has not been formally provided to the Qualifying Bodies as of March 2023. The latest consultation for the Wiltshire Local Plan Review in January to March 2021 proposes a housing requirement of 3,950 homes (residual housing requirement of 2,585 homes as of April 2019) for Melksham<sup>3</sup> and 95 homes (residual housing requirement of 89 homes as of April 2019) in Shaw and Whitley<sup>4</sup> over the plan period of 2016 to 2036. The Qualifying Bodies have been informally advised by Wiltshire Council to plan for approximately 10% or up to 250 dwellings of the overall residual housing requirement in the upcoming JMNP.
- 1.5 Since this consultation, the Wiltshire Local Development Scheme (December 2022), sets out a new Local Plan Review time period of 2016-2038, following a decision to review the evidence base, including testing the level of housing need and the distribution of growth. It is not yet known how this extension will affect the housing requirement for the Neighbourhood Area or for Wiltshire as a whole.
- 1.6 The purpose of this Site Options and Assessment (SOA) report is to produce a clear and evidence-based assessment as to whether the identified sites are suitable, available and likely to be viable for the proposed use, and therefore appropriate for allocation in the Joint Melksham Neighbourhood Plan 2. It also includes a review of sites identified through the Wiltshire Council SHELAA to ensure all possible site options have been considered.
- 1.7 This assessment does not in itself select or allocate sites for development. It is the responsibility of the Qualifying Bodies to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select to best address the identified development need and Neighbourhood Plan objectives.
- 1.8 The report is one element of the evidence base for the replacement JMNP. Other elements of the evidence base for the JMNP2 covering related but separate aspects such as the Green Gap and Green Wedge assessment and the Melksham Design Guideline are being produced in parallel. The findings of all evidence base studies should be used collectively to inform Neighbourhood Plan policies to ensure that future development is directed as far as possible to the most sustainable locations.

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<sup>2</sup> Site list and site boundaries map provided by Wiltshire Council in October 2022.

<sup>3</sup> Available at: [https://www.wiltshire.gov.uk/media/5638/Planning-for-Melksham/pdf/WLP\\_Market\\_Town\\_Planning\\_for\\_Melksham\\_FINAL.pdf?m=637938114955330000](https://www.wiltshire.gov.uk/media/5638/Planning-for-Melksham/pdf/WLP_Market_Town_Planning_for_Melksham_FINAL.pdf?m=637938114955330000)

<sup>4</sup> Available at: [https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP\\_Empowering\\_Rural\\_Communities\\_FINAL\\_28-01-2021\\_.pdf?m=637474434248530000](https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP_Empowering_Rural_Communities_FINAL_28-01-2021_.pdf?m=637474434248530000)

## 2. Policy Context

- 2.1 All Neighbourhood Development Plan policies, including allocations, must be in general conformity with the strategic policies of the adopted Local Plan and should have regard to emerging Local Plan policies. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 2.2 National Policy is set out in the National Planning Policy Framework (2021)<sup>5</sup> and is supported by Planning Practice Guidance (PPG)<sup>6</sup>. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 2.3 The statutory local plan-making authority for Melksham is Wiltshire Council. At the local level, the key documents for the Wiltshire planning framework<sup>7</sup> include:
- Adopted Wiltshire Core Strategy (WCS), incorporating saved policies from former District Local Plans (adopted January 2015);
  - Adopted Housing Site Allocations Plan (adopted February 2020);
  - Adopted Minerals and Waste policies;
  - Emerging Wiltshire Local Plan Review; and,
  - Made Neighbourhood Plans including the Joint Melksham Neighbourhood Plan 2020-2026
- 2.4 A number of supporting evidence base documents<sup>8</sup> have also been reviewed in order to understand the context for potential site allocations, including the Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA), Wiltshire Council Local Plan Looking to the Future Site Selection Report for Melksham (2021), Melksham Neighbourhood Plan Site Assessment Report (2018), Melksham Rural Site Assessments (2020), West Wiltshire Landscape Character Assessment (2006), Melksham Local Landscape Character Report (2020), Melksham Green Infrastructure Evidence Base Report (2021) and the Melksham Community Character and Distinctiveness Statement (2020).

## National Planning Policy

- 2.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The policies of particular relevance to development in Melksham are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

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<sup>5</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>7</sup> Available at: <https://www.wiltshire.gov.uk/planning-policy>

<sup>8</sup> Available at: <https://www.wiltshire.gov.uk/article/1084/Monitoring-and-evidence> and <https://www.melkshamneighbourhoodplan.org/evidence-base>

- 2.6 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 2.7 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 2.8 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 2.9 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 2.10 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 2.11 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 2.12 **Paragraph 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 2.13 **Paragraph 80** highlights the need to avoid the development of isolated homes in the countryside.
- 2.14 **Paragraph 86** stresses the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 2.15 **Paragraph 106** supports a mix of uses across an area and within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 2.16 **Paragraph 119** notes that planning policies and decisions should promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 2.17 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.



- 2.18 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 2.19 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in **Paragraph 164**, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 2.20 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of high quality.
- 2.21 **Paragraph 179** seeks to protect and enhance biodiversity and geodiversity through the plan-making process. In particular, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gain for biodiversity.
- 2.22 **Paragraph 180** requires local planning authorities to apply a list of principles in relation to biodiversity and geodiversity when determining planning applications. Principle (A) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 2.23 **Paragraph 182** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 2.24 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 2.25 **Paragraph 201** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

# Wiltshire Planning Policy

## Wiltshire Core Strategy

- 2.26 The Wiltshire Core Strategy (WCS) was adopted in January 2015 and sets the overarching planning policy framework for Wiltshire to 2026, including providing for the delivery of at least 42,000 dwellings over the plan period. The following policies are of particular relevance to the Neighbourhood Plan site assessment. An interactive map of spatial policies from the Core Strategy is available on the Wiltshire Council website.
- 2.27 **Core Policy 1 Settlement Strategy** establishes the settlement hierarchy for Wiltshire. Melksham and Bowerhill are classed as 'Market Town' in the hierarchy. Market Towns are defined as 'settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities'. Shaw and Whitley are being planned together as a 'Large Village', which is defined as 'settlements with a limited range of employment, services and facilities, and few employment opportunities'. Beanacre and Berryfield (included in the plan area) are categorised as 'Small Villages', which are defined as 'settlements with a limited range of employment, services and facilities, and few employment opportunities'.
- 2.28 **Core Policy 2 Delivery Strategy** establishes a presumption in favour of sustainable development within the defined limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages. It resists development outside the limits of development other than in exceptional circumstances. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations DPDs and Neighbourhood Plans.
- 2.29 **Core Policy 2** also clarifies that at Small Villages, development will be limited to infill within the existing built area, but proposals for development will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities; respects the existing character and form of the settlement; does not elongate the village or impose development in sensitive landscape areas; does not consolidate an existing sporadic loose knit areas of development related to the settlement.
- 2.30 **Core Policy 15 Spatial Strategy** for Melksham Community Area states that 2,240 new homes are to be provided at Melksham. A further 130 homes are to be provided across the rest of the Melksham Community Area. Growth in the Melksham Community Area over the plan period to 2026 may consist of a range of sites. Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 2.31 **Core Policy 16 Melksham Link Project** safeguards the proposed route for the Melksham Link Canal from inappropriate development.
- 2.32 **Core Policy 35 Existing Employment Sites** seeks to retain Wiltshire's Principal employment Areas for employment purposes within use classes B1 Business, B2 General Industrial and B8 Storage or Distribution (note that the current Use Classes were last updated in September 2020. Class B1 Business was revoked and effectively replaced with the new Class E(g) under the Town

and Country Planning (Use Classes) Order 1987 (as amended)) to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.

**2.33 Core Policy 35** also requires proposals for the redevelopment of land or buildings currently or last used for activities within use classes B1 Business, B2 General Industrial and B8 Storage or Distribution within the principal settlements, market towns (including Melksham and Bowerhill), Local Services Centres and Principal Employment Areas<sup>9</sup> to demonstrate that they meet the following criteria:

- The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use
- Where the proposal concerns the loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Services Centres it is replaced with employment land of similar size elsewhere at the settlement
- It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than the original whole site
- The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area
- There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions
- The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment

**2.34 Core Policy 36 Economic Regeneration** supports the regeneration of brownfield sites in the Principal Settlements, Market Towns (including Melksham and Bowerhill) and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 and in any future community-led plans, including neighbourhood plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.

**2.35 Core Policy 43 Providing Affordable Homes** states that sites of five or more dwellings should include at least 30% affordable housing provision. The

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<sup>9</sup> Principal Employment Areas in Melksham and Bowerhill include Upside Business Park, Intercity Industrial Estate, Bradford Road Employment Area, Challemead Business Park, Avonside Enterprise Park, Hampton Business Park and Bowerhill Industrial Estate.

provision of affordable housing may vary on a site-by-site basis considering evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.

- 2.36 Core Policy 49 Protection of Rural Services and Community Facilities** states that their loss will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which will retain a substantial proportion of the community facility / service, will be supported. Redevelopment for non-community service /facility use will only be permitted as a last resort and where all other options have been exhausted. Core Policy 49 also sets out the requirements for a comprehensive marketing plan which will need to be undertaken and submitted with any planning applications.
- 2.37 Core Policy 50 Biodiversity and Geodiversity** ensures that development proposals must demonstrate how they protect features of nature conservation and geological value. All development proposals should incorporate appropriate measures to avoid and reduce disturbance of sensitive species and habitats throughout the lifetime of the development and direct and indirect impacts upon local sites should be avoided through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances and subject to the criteria detailed in the policy. It also requires all development to seek opportunities to enhance biodiversity.
- 2.38 Core Policy 51 Landscape** seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. Key aspects of landscape character to be conserved and where possible enhanced include the locally distinctive pattern and species composition of natural features; the locally distinctive character of settlements and their landscape settings; the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe; visually sensitive skyline, soils, geological and topographical features; landscape features of cultural, historic and heritage value; important views and visual amenity; tranquillity and the need to protect against intrusion from light pollution, noise and motion; landscape functions including place to live, work, relax and recreate; special qualities of Areas of Outstanding Natural Beauty and the New Forest National Park.
- 2.39 Core Policy 52 Green Infrastructure** requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network (i.e., amenity green space, woodland, green corridors, and allotments) and shall ensure that suitable links to the network are provided and maintained and to make provision for accessible open spaces (such as parks, play areas, sports pitches and allotments) in accordance with the adopted Wiltshire Open Space Standards. If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure will be required.

- 2.40 **Core Policy 53 Wiltshire's Canals** supports, in principle, the restoration and reconstruction of the Wilts and Berks canals as navigable waterways. It seeks to safeguard the historic alignments of the canals by not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult and by ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.
- 2.41 **Core Policy 56 Contaminated Land** requires development proposals which are likely to be on or adjacent to land which may have been subject to contamination to demonstrate that measures can be taken effectively to mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity.
- 2.42 **Core Policy 58 Ensuring the Conversation of the Historic Environment** states that development should protect, conserve and where possible enhance the historic environment, including designated heritage assets and their setting as well as non-designated heritage assets which contribute to a sense of local character and identity.
- 2.43 **Core Policy 62 Development Impacts on the Transport Network** states that proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.
- 2.44 **Core Policy 64 Demand Management** sets out a framework in relation to parking, traffic management, charging and smarter choice measures with the aim to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

## Wiltshire Housing Site Allocations Plan

- 2.45 The Wiltshire Housing Site Allocations Plan (HSAP) was adopted in February 2020. Its primary purpose is to set out the revised settlement boundaries in Wiltshire in accordance with the Wiltshire Core Strategy Core Policy 1 and Core Policy 2, and to allocate suitable new sites for development to ensure a rolling five year supply in each of the Wiltshire Housing Market Area over the plan period to 2026.
- 2.46 The HSAP does not make any site allocations in the Neighbourhood Area. However, it defines the revised settlement boundaries for Melksham and Bowerhill (Market Towns), as well as Shaw and Whitley (Large Villages). It reinforces that development outside the settlement boundary 'will be strictly controlled' and there is 'a general presumption against development outside the defined limits' of the settlements.
- 2.47 Defined settlement boundaries can be altered through a Neighbourhood Plan where this will help achieve the plan's objectives, subject to consultation with the Local Planning Authority and conformity with the Local Plan. For example, the settlement boundary could be amended through the Neighbourhood Plan in order to recognise a site allocation in the Neighbourhood Plan.

## Wiltshire Local Plan Review

2.48 Wiltshire Council is currently reviewing the Local Plan as per Government guidance which requires every Local Plan to be reviewed at least once every five years.

2.49 The emerging Wiltshire Local Plan Review (LPR) will replace the adopted WCS and HSAP once adopted. The emerging LPR underwent Issues and Options consultation in late 2017 and a further informal consultation in late 2018. The most recent consultation on the emerging Local Plan (January 2021) sets out the high level place-shaping priorities and lists seventeen potential development sites in Melksham for development derived by the 2017 SHELAA. It did not provide any detail on policies which may to the neighbourhood area.

2.50 The key priorities set out for consultation seeks to:

- Ensure town centre regeneration through continued investment in the town centre, maximising brownfield land and encouraging employment opportunities;
- Out-commuting should be reduced through an improved employment offer;
- An A350 bypass<sup>10</sup> to the town is a priority to improve the efficiency of the transport network and lead to other benefits for the town;
- To increase levels of train passenger transport and help reduce traffic congestion, railway station parking facilities should be improved and extended;
- New development should be accompanied by sufficient healthcare facilities, schools and transport infrastructure which have come under increasing pressure in the town;
- A holistic town-wide approach to ensure future education is required with sufficient primary and secondary school places provided to meet the needs of all new housing development; and,
- Continues to safeguard a future route of the Wilts and Berks canal and to enable its delivery to provide significant economic, environmental and social benefits for Melksham.

2.51 At the time of consultation on the emerging LPR, the plan provided for 44,000 new homes in Wiltshire over a plan period of 2016-2036. However, the most recent Local Development Scheme (December 2022) states that the LPR will now cover the period 2016-2038, following a decision to review the evidence base, including testing the level of housing need and the distribution of growth. It is not yet known how this extension to the plan period or the additional work on the evidence base will affect the housing requirement for the Neighbourhood Area or Wiltshire as a whole.

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<sup>10</sup> The proposed A350 Melksham bypass project is currently at non-statutory public consultation stage, with a draft Outline Business Case submitted to the Department for Transport. The Preferred route published as part of the second public consultation connects the south of Bowerhill to Lacock, with intersecting junctions at the A365 and the A3102.

## Joint Melksham Neighbourhood Plan (2020 – 2026)

2.52 The first Joint Melksham Neighbourhood Plan was made in July 2021 and now forms part of the development plan and guides planning decisions in the Neighbourhood Area, as part of the overall Development plan for Wiltshire.

2.53 **Policy 1 Sustainable Design and Construction** states that developments which contribute to carbon neutrality will be supported. It encourages development proposals to maximise green infrastructure and demonstrate good connections to existing services and facilities or provide a mix of use which minimises the need for travel by a private vehicle.

2.54 **Policy 3 Flood Risk and Natural Flood Management** supports development which incorporates natural flood management systems, particularly in the South Brook catchment area. Development proposals in areas with known surface water flooding issues should include appropriate mitigation and construction methods. Major developments should include the provision of Sustainable Draining Systems where appropriate, as part of the Natural Flood Management Approach and wider green infrastructure.

2.55 **Policy 6 Housing in Defined Settlements** supports sustainable housing development where they accord with the Settlement Boundary; include a sustainable mix of house types, sizes and tenures informed by and addressing the current and demonstrable needs; and have regard to the character of and integration with the surrounding area.

2.56 **Policy 7 Allocation of Land at Middle Farm, Corsham Road, Whitley** allocates land at Middle Farm (1.6 Ha) for approximately 18 dwellings in accordance with the following criteria:

- Proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries;
- Developable area will be contained within land south of the junction with Top Lane and a c15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting;
- Incorporation of a Local Equipped Area for Play;
- Incorporation of habitat creation that achieves an overall net enhancement to biodiversity on site;
- Is of an appropriate layout, form, appearance. While materials and landscape treatment protect the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings, and conserves the rural setting of the site;
- Includes appropriate mitigation measures preventing increased flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity;
- Provides a single vehicular access road to Corsham Road and enhanced pedestrian crossing facility across Corsham Road; and,
- Retain and enhance the existing public right of way along the site's northern boundary and incorporate accessible public green space to the north of the site, north of Top Lane.

- 2.57 **Policy 8 Infrastructure Phasing and Priorities** requires housing development proposals to consider, assess, and address their necessary infrastructure requirements.
- 2.58 **Policy 9 Town Centre** supports development proposals within the town centre Commercial Area given that:
- The use will contribute to a sustaining or enhancing the range or quality of shopping provision and the vitality and viability of the town centre;
  - The proposal is in keeping with the scale, character of the centre of this Market Town and, where appropriate, preserves or enhances the Conservation Area;
  - Access to public transport, cycle routes and car parking is considered and addressed;
  - Where appropriate, a positive contribution is made to conserving and enhancing the appearance and quality of primary frontages and town centre pedestrianisation routes; and,
  - Appropriate regard is demonstrated for current and appropriated national and local guidance and established best practice.
- 2.59 **Policy 10 Employment Sites** supports the retention and reuse of previously developed employment land, particularly by start-up and small businesses bringing a range of new employment opportunities.
- 2.60 **Policy 11 Sustainable Transport and Active Travel** encourages the provision of further improvements to the accessibility and quality of links between the wider town and Measham Railway Station and the quality of the public realm around the station.
- 2.61 **Policy 12 Green Infrastructure** supports developments which result in the creation of new Green Infrastructure and/or contribute to the protection, management, enhancement, and connectivity of existing green infrastructure.
- 2.62 **Policy 13 Biodiversity** states that proposals will be expected to deliver at least a 10% improvement in biodiversity value within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity, including specific attention for protected species. Development sites must demonstrate sensitive responses to nature conservation sites such as accommodating a buffer zone.
- 2.63 **Policy 14 Open Spaces** states that development proposals that involve the whole or partial loss of an existing open space must demonstrate from an assessment of open space provision using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.
- 2.64 **Policy 15 Community Facilities** requires development proposals that involve the loss in whole or in part, of a community facility must demonstrate that:
- Adequate alternative provision exists or will be provided in an equally accessible or more accessible location; or



- It would not be economically viable, feasible, or practicable to retain the building or site for use as a community facility. Redevelopment for non-community use will only be considered as a last resort.

2.65 **Policy 16 Trees and Hedgerows** states that development proposals should ensure that there will be no loss or deterioration of the irreplaceable habitats of ancient woodlands and ancient or veteran trees from outside of ancient woodland unless the need for and benefits of the development in that location clearly outweigh the loss. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. Existing trees and hedgerows should be retained where possible and incorporated as placemaking elements in new developments. Where there is an unavoidable loss of trees, the number and type of replacement trees should be informed by the quality and size of trees lost. Hedgerows must not be integrated into private curtilage where possible.

2.66 **Policy 17 Landscape Character** states that development proposals will be expected to:

- Integrate natural features such as trees, hedgerows, and the local river systems that contribute to the landscape character and setting of the development;
- Demonstrate that the whole scheme, including hard landscape and planting proposals, draws on local landscape characteristics and features references to relevant existing landscape and historic landscape assessments; and,
- Respond sensitively to the transition between settlement edge and countryside and maintain the separate identity of settlements.

2.67 **Policy 19 Local Heritage** states that development within the Melksham Conservation Area must show how they preserve or enhance the characteristics and special qualities that make up the architectural and historic character. For areas of archaeological importance, as well as unlisted local assets, development proposals must demonstrate that appropriate consideration has been given to the significance of the heritage asset, its most distinctive and important features, elements of its setting and immediate surrounds that contribute to its significance and the contribution of the asset and its setting to the character of the local area.

## Minerals and Waste Plan

2.68 The Minerals Core Strategy (adopted June 2009) and Waste Core Strategy (July 2009) sets out the spatial vision, key objectives and overall principles for development covering minerals and waste management facilities provision up to 2026. It is supported by relevant Development Control Policies (2009), Local Aggregate Assessments and Site Allocations (2013).

2.69 **Policy MCS6** seeks to safeguard land within Mineral Resources Zones from potential sterilisation by other forms of development. **Policy MDC4** states that proposals for development within Minerals Safeguarding Areas that may prevent or adversely affect current or possible future mineral extraction and/or associated ancillary operations, rail-head facilities and mineral recycling facilities will be opposed unless the exceptional criteria are met. Berryfield, Beanacre and the east of Melksham Town (including Shurnhold) falls within the identified Minerals Resource Zone.

2.70 **Policy WCS4** seeks to safeguard designated sites for waste management facilities. Two sites in Melksham are allocated for potential waste facilities including:

- W1 Hampton Business Park for potential materials recovery facility/waste transfer station, local recycling and waste management; and.
- W5 Bowerhill Industrial Estate for potential materials recovery facility / waste transfer station and local recycling.

## 3. Methodology

3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are the Housing and Economic Land Availability Assessment (March 2015)<sup>11</sup>, Neighbourhood Planning (updated February 2018)<sup>12</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>13</sup>. These all support assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether the proposed development is suitable and achievable and the site is available for the proposed use. In this context, the methodology for identifying, appraising and reviewing sites is presented below.

### Stage 1: Site Identification

3.2 The first task is to identify which sites should be considered as part of the site assessment. For the Joint Melksham Neighbourhood Plan, a total of 109 sites (excluding duplicated sites where it has been identified through multiple sources) were identified from the following sources:

- Wiltshire Council SHELAA Sites<sup>14</sup> – a total of 86 sites have been identified that falls within the Neighbourhood Area;
- Neighbourhood Plan 'Call for Sites' in April 2022 – a total of 13 sites have been identified;
- Previous Neighbourhood Plan Site Assessments<sup>15</sup> – one additional site, Site 16 Merretts Yard, has been identified. All other sites assessed in the previous assessments were identified through the sources above; and
- Town Centre Previously Developed Land (PDL) sites identified by the Joint Melksham Neighbourhood Plan Steering Group.

3.3 **Figure 3.1** shows a map of all sites identified for assessment.

<sup>11</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>12</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>13</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>14</sup> Available at <https://www.wiltshire.gov.uk/media/708/Wiltshire-SHELAA-Appendix-5-9-Melksham-Community-Area/pdf/shelaa-2017-appendix-5-9-melksham.pdf?m=637103740258630000>. Not all sites identified in the Melksham Community Area falls within the Neighbourhood Area of Melksham.

<sup>15</sup> Melksham Neighbourhood Plan Site Assessment Report (September 2018), Prepared by AEOCM for the Melksham Neighbourhood Plan Steering Group. Available at:

[https://www.archivemelkshamneighbourhoodplan.co.uk/files/ugd/fcc864\\_42541f173bbe45d8a6aeebf95124c6b0.pdf](https://www.archivemelkshamneighbourhoodplan.co.uk/files/ugd/fcc864_42541f173bbe45d8a6aeebf95124c6b0.pdf); and, Joint Melksham Neighbourhood Plan Additional Rural Site Assessments (May 2020), Prepared by Place Studio for the Qualifying Body. Available at:

[https://www.archivemelkshamneighbourhoodplan.co.uk/files/ugd/fcc864\\_cc9c7c80aa83465882f124c378a804b1.pdf](https://www.archivemelkshamneighbourhoodplan.co.uk/files/ugd/fcc864_cc9c7c80aa83465882f124c378a804b1.pdf)



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**Legend**

- Adopted Settlement Framework
- Melksham Neighbourhood Area
- Wiltshire SHELAA Sites
- Other Identified Sites for Assessment

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## Figure 3.1 Sites identified for assessment

Purpose of Issue

SITE ASSESSMENT

Client

LOCALITY

Project Title

NEIGHBOURHOOD PLAN  
SITE OPTIONS ASSESSMENT

Drawing Title

SITES IDENTIFIED

Drawn      Checked      Approved      Date

YT	YT	YT	
AECOM Internal Project No.		Scale @ A3	

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## Stage 2: Site Assessment

### Initial Sieving

3.4 An initial 'sieving' process<sup>16</sup> has been carried out to exclude sites that are unsuitable for allocation in the Neighbourhood Plan based on the following criteria:

- Sites under construction or with planning permission are excluded from further assessments as the planning consent means that development is permitted on the site and therefore does not need to be allocated;
- Sites explicitly confirmed as unavailable by the landowners in October 2022 are excluded from further assessments. The Qualifying Bodies have contacted all landowners of the sites identified through the Wiltshire SHELAA 2017 through the Register in Autumn 2022 to confirm if the sites remain available for development;
- Sites are then further sieved so that the assessment focuses on non-strategic sites within or adjacent to the settlement boundary at Melksham. This has eliminated very few sites as there is no indication from Wiltshire Council as to the size of sites that will be allocated in the Local Plan and therefore a site size upper limit that could be applied to the assessment of sites for the Neighbourhood Plan. It is also important not to rule large edge of settlement sites out at this stage where there is potential for a smaller portion of a large site on the edge of Melksham to be considered for allocation in the Neighbourhood Plan.

### Site Assessment and Review

3.5 All remaining new sites are assessed using a neighbourhood plan site appraisal proforma developed by AECOM based on the Government's National Planning Practice Guidance (PPG) and the Locality Site Assessment Toolkit. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria. All completed proforma are presented in **Appendix A** of this report.

3.6 The proforma used for the assessment enables a range of information to be recorded, including the following:

- General information:
  - Site location and use; and
  - Site context and planning history.
- Context:
  - Type of site (greenfield, brownfield etc.); and
- Suitability:
  - Site characteristics;
  - Environmental considerations;

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<sup>16</sup> Methodology for sieving sites agreed with Wiltshire Council and the QB to ensure conformity with the Local Plan site selection approach. .

- Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 3.7 Completion of the site proformas was done through a combination of desktop assessment and site visits in January 2023 and May 2023. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.
- 3.8 A ‘traffic light’ rating of all sites has been given based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates ‘green’ for sites that show no or very few constraints and are thus appropriate as site allocations, ‘amber’ for sites which are potentially suitable if constraints can be resolved and ‘red’ for sites which are not considered currently to be suitable. The judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. whether or not the site is suitable, available and achievable for a proposed use.
- 3.9 All assessed sites were then grouped, alongside their indicative development capacity, according to the Joint Melksham Neighbourhood Plan objectives and emerging strategy of the Wiltshire Local Plan Review to prioritise:
- Brownfield sites or previously developed land within Melksham and Bowerhill;
  - Small edge of settlement sites at Melksham and Bowerhill. This could include smaller identified parcels of larger sites submitted by landowners;
  - Sites at Shaw and Whitley;
  - Sites identified in other settlements (e.g. Beanacre and Berryfield)
- 3.10 Where sites were previously included in the Wiltshire SHELAA or previous Neighbourhood Plan Site Assessments, the indicative development capacity shown in these documents has been used as a starting point, unless more updated information has been submitted. If site promoters have put forward an indicative development capacity, this has been used as appropriate. Core Policy 57 of the adopted Wiltshire Core Strategy does not provide a specific density figure for residential development.
- 3.11 Where a site was neither included in previous evidence base documents and the landowner or developer did not submit a capacity figure, an indicative density range of 30dph to 70dph has been assumed in reflection of the varying context in Melksham and the density range applied in the Wiltshire Council SHELAA for the Melksham Community Area. **Table 3-1** below shows how the net density is calculated for sites within different contexts.
- 3.12 The indicative densities and capacities stated for each site in this assessment should however be considered as a starting point only and are only relevant if the entire site was developed. Different densities than suggested in this report

may be appropriate to apply to the sites in the Neighbourhood Area (resulting in different capacities) based on site specific circumstances (such as for example the characteristics of the individual site location).

**Table 3-1 AECOM Indicative Housing Density Calculation**

Site Area	Gross to net ratio standards	Rural Melksham	Urban Melksham	Melksham Town Centre
Up to 0.4 Ha	90%	30 dwellings per hectare	50 dwellings per hectare	70 dwellings per hectare
0.4 to 2 Ha	80%			
2 Ha to 10 Ha	75%			
Over 10 Ha	50%			

## 4. Site Assessment

- 4.1 **Table 4-1** provides the assessment results of all sites identified. The final column within the table provides the ‘traffic light rating’ for each site, indicating whether the site is appropriate for allocation for housing or solar farm in the Neighbourhood Plan Review. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less suitable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 4.2 The summary table should be read alongside the completed proformas presented in **Appendix A**.
- 4.3 A plan illustrating the assessment ratings is shown in **Figure 4.1**.



**Table 4-1 Site Assessment Summary**

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
182	Former GEC Site	Wiltshire SHELAA	1.86	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has been built out for residential use as Foundry Close (W/05/01332/REM) for 139 dwellings in 2014 and does not need to be allocated in the Neighbourhood Plan.</p>	<b>Excluded at Stage 1</b>
186	Martigny House	Wiltshire SHELAA	0.83	<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability.</p> <p>The site is previously developed land located within the built-up area and settlement boundary of Melksham. The existing access could be potentially upgraded to support residential development. A mature tree protected under the Tree Preservation Order is located at the southwestern corner of the site and should be retained.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings would need to demonstrate that the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy is met with regards to the loss of employment land in Market Towns including Melksham. The site's current use as a transport depot and historic use as industrial workshops may lead to potential land contamination which would need to be investigated and appropriately mitigated in accordance with Core Policy 56 of the Wiltshire Core Strategy. This may also impact the site's development viability.</p> <p>The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. Further confirmation of availability will be required if the site is to be allocated in the Neighbourhood Plan.</p>	<b>Potentially suitable subject to confirmation of availability (30 dwellings)</b>
187	Nortree Motors Ltd	Wiltshire SHELAA	0.71	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is previously developed land located to the north of Melksham, currently used as a gas station and car servicing garages. It is in close proximity to existing bus stops with frequent services to Melksham and its existing access could be upgraded to support residential development subject to further consultation with the relevant Highways Authority. Owing to its existing use, it is likely that remediation works will be required to address potential ground contamination.</p> <p>The site is in close proximity to designated heritage assets at Halfway Farmhouse but currently dilutes its tranquillity and rural agricultural setting. Sensitive redevelopment may provide an opportunity to soften the development edges and better reveal the significance of Halfway Farmhouse as compared to its current state. Although the site is outside of Melksham's settlement boundary, the separation of Halfway Farmhouse from the urban edge of Melksham contributes to its setting and significance.</p>	<b>Potentially suitable (17-26 dwellings)</b>

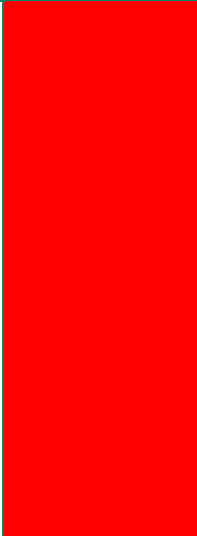
Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The site is currently in employment use. Redevelopment of the site or its buildings would need to demonstrate that the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy is met with regard to the loss of employment land.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>	
264	Upside/Bath Road, Shurnhold	Wiltshire SHELAA	6.44	<p>The site is potentially suitable for allocation for mixed use development subject to mitigation of identified constraints, policy changes in joint consideration with Wiltshire Council and confirmation of land ownership.</p> <p>The site is an industrial business park in an accessible location directly adjacent to Melksham Railway Station. Suitable vehicle, cycle and pedestrian access could be created to support the proposed development. It is partly within the settlement boundary of Melksham.</p> <p>The site is subject to a live planning application (PL/2022/06221) for the demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment / commercial space, formation of public open space, foot and cycle links and associated works.</p> <p>The majority of the site is in Flood Zone 2 and 3. The sequential test and a site-level exception test would need to be applied before the site could be developed. The proposed residential development concentrates on the change of use of previously developed land currently in industrial use, which will increase the vulnerability classification from less to more vulnerable but is not normally subject to sequential or exception tests. Sensitive uses may be limited to upper floors. The site is subject to medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, may be required.</p> <p>The site is allocated and safeguarded for employment uses as a Principal Employment Area under Core Policy 35 of the adopted Wiltshire Core Strategy. The submitted information has not demonstrated how the exception criteria for the redevelopment of Principal Employment Areas listed in Core Policy 35 are met. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand in Melksham for office and industrial space and recommends that Upside Business Park continues in employment use. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for mixed use development. Remediation may be required for possible ground contamination linked to its current industrial use.</p>	<p><b>Potentially suitable</b> (Mixed Use: 19-112 dwellings and 675 sqm of employment space)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The majority of the proposed development land is subject to a demarcation agreement between the landowners and Network Rail, who have objected to the live planning application. Further confirmation of land availability would be required.</p> <p>Other key constraints identified relate to noise impacts from the adjacent railway, ecology and the potential loss of the best and most versatile agricultural land (Grade 3).</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>	
265	Land North and East of The Spa	Wiltshire SHELAA	19.53	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is currently under construction (18/04644/REM) and should not be allocated in the Neighbourhood Plan. The site is proposed for up to 450 dwellings, extension of medical facilities or community facilities and extension to relief road.</p>	Excluded at Stage 1
266	Land South of The Spa	Wiltshire SHELAA	5.17	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is currently under construction (18/04477/REM) and should not be allocated in the Neighbourhood Plan. Alongside Site 267, the site is proposed for up to 235 dwellings, a primary school, a nursery and open space provision.</p>	Excluded at Stage 1
267	Land South of A365/North of Bowerhill Industrial *	Wiltshire SHELAA	5.60	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is currently under construction (18/04477/REM) and should not be allocated in the Neighbourhood Plan. Alongside Site 266, the site is proposed for up to 235 dwellings, a primary school, a nursery and open space provision.</p>	Excluded at Stage 1
280	Land at Woolmore Farm	Wiltshire SHELAA	21.46	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site consists of football and rugby pitches recently developed by Wiltshire Council. The site is confirmed to be unavailable for residential development.</p>	Excluded at Stage 1
286	Land West of Bradford Road	Wiltshire SHELAA	1.67	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has planning permission for the erection of 1 no. commercial buildings (Builder's Merchant) and associated access, landscaping and drainage (PL/2021/11498) in March 2023 and does not need to be allocated in the Neighbourhood Plan, although support for development at this location could be demonstrated through an allocation.</p>	Excluded at Stage 1

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
312	Corsham Road	Wiltshire SHELAA	0.49	<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability.</p> <p>The site is partially within and partially adjacent to the existing built-up area and settlement framework of Whitley. Development of the site will integrate well with the general settlement pattern of Whitley by rounding off the built form along Corsham Road, supported by the existing continuous soft settlement edge along the eastern boundary. The site is located in close proximity to existing bus stops and is within reasonable walking distance from local facilities.</p> <p>The published site boundary in the Wiltshire SHELAA includes a Grade II listed C18 cottage. At this stage the development intention for the designated heritage asset is unclear from the available information. Development of the site may have an adverse impact on the significance and setting of the Grade II listed building and a C19 Grade II listed house in close proximity. Further heritage assessment would be required. The site also includes several mature trees which contribute to its landscape and historic character and should be retained.</p> <p>The site is subject to a medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, would be required. Development of the site may lead to a partial loss of Grade 3 Agricultural Land.</p>	<p><b>Potentially suitable</b> (4 – 18 dwellings)</p>
313	541 Outmarsh	Wiltshire SHELAA	0.75	<p>The site is potentially suitable for allocation for residential use subject to mitigation of identified constraints and policy changes in joint consideration with Wiltshire Council.</p> <p>The site comprises a mix of greenfield and partially developed land within and adjacent to the existing settlement boundary of Bowerhill. The site includes a pair of Grade II listed cottages currently in employment use. Its change of use through the reuse of existing buildings or partial redevelopment of the site may provide an opportunity to better reveal the significance of the designated heritage asset and improve the agricultural setting of the Old Railway Farmhouse, subject to further heritage assessment.</p> <p>The site is partially allocated and safeguarded for employment uses as a Principal Employment Area. The submitted information has not demonstrated how the criteria for the redevelopment of Principal Employment Areas listed in Core Policy 35 of the adopted Wiltshire Core Strategy are met. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand in Melksham for office and industrial space. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for residential development. Redevelopment of the site for residential use should also consider its interface with the surrounding business park concerning noise and access to ensure that the residential amenity of future residents is not compromised.</p>	<p><b>Potentially suitable</b> (8 - 20 dwellings)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				Semi-mature trees on site are connected to deciduous woodland to the east and potential green infrastructure corridors. They should be retained and where possible enhanced to promote biodiversity and soften the settlement edge of Bowerhill.	
318	28 & 29 Shaw Hill	Wiltshire SHELAA	0.08	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is confirmed to be unavailable for development.	<b>Excluded at Stage 1</b>
325	South of Shaw Hill House	Wiltshire SHELAA	0.73	<p>The site is potentially suitable for allocation for residential development, subject to confirmation of availability and amendment to the settlement boundary.</p> <p>The site is a relatively open greenfield site adjacent to a loose knit ribbon development along Folly Lane and Shaw Hill. It is in close proximity to existing bus stops and a community facility at Shaw Village Hall community centre, however, there are limited shops in Shaw to support sustainable development.</p> <p>Suitable vehicle and cycle access could be potentially created. This should be explored with the relevant Highways Authority to ensure that adequate visibility splays are provided. The site is not currently connected to a continuous pedestrian network and may require a suitable pedestrian crossing facility to support the scale of the residential development proposed. This crossing and/or access point should sensitively respond to the site's proximity to the junction and turn along the A365 and the presence of mature trees along the site boundary.</p> <p>The site is adjacent but not connected to the settlement boundary and therefore its development would be contrary to Wiltshire Core Strategy CP2 and JMNP1 Policy 6 unless the settlement boundary is updated as part of the preparation of the Neighbourhood Plan update. The site makes a positive contribution to the transition of Shaw to the open countryside and has some intervisibility with the surrounding landscape, including long distance views to Broughton Gifford which would need to be appropriately mitigated. Development of the site however is likely to have limited impact on the overall field pattern and rural character of Shaw.</p> <p>The site is subject to a medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, would be required. Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed site surveys. The site may be affected by ground contamination which should be further investigated.</p> <p>The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. Further confirmation of availability will be required if the site is to be allocated in the Neighbourhood Plan.</p>	<b>Potentially suitable subject to confirmation of availability</b> (18 - 26 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
607	Land at 28 Bank Street	Wiltshire SHELAA	0.01	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is an amenity greenspace (non-designated) to the social club within Melksham Town Centre. While it is in an accessible location, the site is too small in size to provide residential development (approximately 3m wide). Other key constraints identified include potential heritage impacts on the Conservation and designated heritage assets in close proximity, as well as access. The site has not been confirmed as available for residential development.</p>	Unsuitable
648	Land East of Semington Road	Wiltshire SHELAA	8.22	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is now built out as Bowood View (17/12754/REM) for 150 dwellings and associated infrastructure and does not need to be allocated in the Neighbourhood Plan.</p>	Excluded at Stage 1
699	Land South of Berryfield Brook and Treatment Works	Wiltshire SHELAA	7.89	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has outline planning permission for 144 dwellings and would not need to be allocated in the Neighbourhood Plan although support for development at this location could be demonstrated through an allocation.</p>	Excluded at Stage 1
707	Land off Northbrook Road	Wiltshire SHELAA	2.16	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located to the north of Melksham. Development of the site would represent an encroachment into the open countryside, adversely impacting the landscape and settlement character of Melksham.</p> <p>The entire site is in Flood Zone 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. Development of the site will also lead to the loss of Grade 2 Agricultural Land, contrary to Paragraph 171 of the NPPF.</p> <p>Other key constraints identified relate to potential impacts on the setting of designated heritage assets, ecology, risk of surface water flooding and proximity to the Melksham electricity substation.</p>	Unsuitable
715	Woodrow House Farm	Wiltshire SHELAA	17.64	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield opposite but not connected to the settlement boundary of Melksham. Development of the site alone will represent a significant and isolated encroachment into open countryside, adversely impacting the settlement and landscape character of Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated. The site is removed from most key services in Melksham.</p>	Unsuitable

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating	
				<p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. This is likely to affect the agricultural setting in which Woodrow House Farm is experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>The eastern part of the site is in Flood Zone 2 and 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. It is also subject to medium risk of surface water flooding.</p> <p>Other key constraints identified include the presence of mature trees, the need to retain and enhance the existing Public Rights of Way which crosses the site, the presence of overhead powerlines and the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for further consideration as a large scale urban extension alongside Site 1025, 3479 and 3478, which may help mitigate some of the identified constraints, particularly with access and infrastructure provision.</p>		
720	303 Sandridge Common	Wiltshire SHELAA	0.51	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is now built out (14/03652/OUT) for 23 dwellings (net) and does not need to be allocated in the Neighbourhood Plan.</p>		<p><b>Excluded at Stage 1</b></p>
728	Land to North of Berryfield (Area 3)	Wiltshire SHELAA	5.39	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield south of the A350 outside and not connected to the settlement boundary of Melksham. However, the eastern part of the site has an outline planning permission (20/07334/OUT) at appeal for up to 50 dwellings and would not need to be allocated through the Neighbourhood Plan Review. This assessment, therefore, considers whether the remaining western half of the site may be suitable for allocation for residential development. The western part of the site is promoted and available for residential development. It is subject to a live outline planning application for up to 53 dwellings (PL/2022/08155).</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land with evidence of recent food production. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p>		<p><b>Potentially Suitable</b> (53 dwellings)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The site is located between Melksham and Berryfield but not within walking distance from most key services. Suitable vehicle, cycle and pedestrian access could be achieved from the eastern part of the site or through Berryfield Lane. Development of the site is likely to adversely impact the site's existing rural character and increase the risk of coalescence between Melksham and Berryfield, however, this is only likely to exacerbate the landscape and visual impacts from the approved scheme rather than introducing a major change. The site could potentially accommodate some change if the appropriate mitigation is provided, such as by strengthening existing screening. Semi-mature trees along the southern boundary should be retained. The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023. Development of the site may be in conflict with emerging policy direction of JMNP2.</p> <p>The western edge of the site runs along the safeguarded route of the Wilts and Berks Canal and development should follow Core Policy 16 of the adopted Wiltshire Core Strategy.</p>	<p><b>Potentially suitable</b> (50 – 112 dwellings)</p>
1000	Land rear of Lowbourne Infants School	Wiltshire SHELAA	3.23	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham. The site is in a sustainable location in close proximity to a number of key services in Melksham including the primary school, existing bus stops, open space, Melksham Town Centre and Melksham Railway Station.</p> <p>It is identified as an Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. It would need to be demonstrated, in accordance with Policy 14, that there is a surplus supply in the catchment area and that a replacement open space or enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, accessibility of the open space, if the site is to be allocated for residential use.</p> <p>Riverside trees on the site contribute to the tranquillity and landscape character of River Avon. Development of the site is also likely to significantly impact the character of views from Public Rights of Way which runs through the site, which would need to be mitigated through sensitive design. The site relates well to the settlement character of Melksham.</p> <p>A small part of the site along the western boundary is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed. Development of the site would need to consider the historic canal alignment in relation to Core Policy 53 of the adopted Wiltshire Core Strategy.</p>	
1001	Land rear of Woodrow	Wiltshire SHELAA	10.13	<p>The site is unsuitable for allocation for residential development.</p>	<p><b>Unsuitable</b></p>



Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The site is greenfield to the rear of ribbon development along Woodrow Road. While it is adjacent and connected to the settlement boundary of Melksham, development of the site alone would represent a significant and isolated encroachment into open countryside, adversely impacting the settlement and landscape character of Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated. The site is removed from most key services in Melksham.</p> <p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. Development of the site is likely to have a direct and permanent change to the agricultural setting in which Woodrow House Farm, Forest Farmhouse and their associated structures are experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>The northern eastern part of the site is in Flood Zone 2 and 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. It is also subject to medium risk of surface water flooding.</p> <p>Part of the site is identified as Amenity Green Space and Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. It would need to be demonstrated, in accordance with Policy 14, that there is a surplus supply in the catchment area and that a replacement open space or enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, accessibility of the open space, if the site is to be allocated for residential use.</p> <p>Other key constraints identified include the presence of mature trees and the risk of surface water flooding.</p>	
1002	Land rear of 588, 592 & 594 Semington Road	Wiltshire SHELAA	0.39	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is located within the built up area of Berryfield, along the ribbon development at Semington Road. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement boundary, including the small village of Berryfield. Nevertheless, proposals for development in small villages will be supported where they seek to meet housing needs and meets the defined criteria in relation to settlement character. Development of the site may have some impact on the ribbon development pattern along Semington Road which would need to be considered as part of the site layout. The site is relatively enclosed with strong hedgerows and mature trees located at the boundary which should be retained.</p>	<p><b>Potentially suitable</b> (5 – 18 dwellings)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				The site is subject to limited environmental constraints and is in close proximity to existing bus stops connecting to Melksham. Suitable vehicle, cycle and pedestrian access could be achieved via Semington Road. The site partly intersects with the alignment of the Melksham Link under Wiltshire Core Strategy Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.	
1003	Land to South of Berryfield (Area 1) Outmarsh Farm	Wiltshire SHELAA	20.01	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield to the west of Semington Road. Development of the site will lead to the coalescence between Berryfield and Bowerhill, adversely impacting the landscape and settlement character of Berryfield, contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. This is also likely to impact the agricultural setting of the Grade II listed Outmarsh Farm.</p> <p>Development of the site will lead to the loss of Grade 1 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Part of the site is safeguarded for the alignment of Melksham Link under WCS Core Policy 16 and to allow for the restoration of the Wilts and Berks Canal under Core Policy 35. The site may be in multiple ownership and has not been confirmed as available for development.</p>	<b>Unsuitable</b>
1004	Land South of Hampton Park	Wiltshire SHELAA	13.50	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is now built out for employment use for the Wiltshire Air Ambulance Charitable Trust (16/09699/FUL) and should not be allocated in the Neighbourhood Plan.</p>	<b>Excluded at Stage 1</b>
1005	Land South of the Sports Ground	Wiltshire SHELAA	8.26	<p>The site is potentially suitable for allocation for employment use.</p> <p>The site is greenfield to the south of Bowerhill adjacent to the designated Principal Employment Area. It is relatively free from environmental constraints and has existing agricultural access to the strategic road network which could be potentially improved to support the proposed development subject to consultation with the relevant Highways Authority.</p> <p>The site is separated from Bowerhill at present by a clear physical boundary formed by a dismantled railway and deciduous woodland. Development of the site would represent a significant encroachment into open countryside. However, the rural character of this area is diminished by the presence of overhead powerlines and the A350 and is likely to be further and significantly interrupted by the potential Melksham Bypass proposed to the south of the site. A Public Right of Way runs across the site from north to south, connecting Bowerhill to open countryside. Appropriate mitigation, such as the retention and enhancement of existing</p>	<b>Potentially suitable (Employment)</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>mature trees and boundary hedgerows, may be required. The site may form a logical extension of Bowerhill if developed alongside Site 1006. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16 and 53 of the adopted Wiltshire Core Strategy.</p> <p>The site is Grade 3 Agricultural Land and its development may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed site surveys.</p>	
1006	Land South of Falcon Way, Bowerhill	Wiltshire SHELAA	58.91	<p>The site is potentially suitable for allocation for residential-led mixed use development.</p> <p>The site is greenfield to the south of Bowerhill opposite the designated Principal Employment Area and residential areas in Bowerhill. The site is served by agricultural access from Brabazon Way which could be potentially improved, however further consultation with the relevant Highways Authority would be required to understand if the immediate road network could support the scale of development proposed.</p> <p>The site is separated from Bowerhill at present by a clear physical boundary formed by a dismantled railway and deciduous woodland. Development of the site would represent a significant advancement into the open countryside. However, the rural character of this area is diminished by the presence of overhead powerlines and the A350 and is likely to be further and significantly interrupted by the potential Melksham Bypass proposed to the south of the site. The Kennet and Avon Canal may be an appropriate new settlement edge but appropriate mitigation such as the use of landscape buffer may be required to soften the transition of Bowerhill to the open countryside. The site may form a logical extension of Bowerhill if developed alongside Site 1005. The proposed scale of development is likely to require the provision of supporting infrastructure.</p> <p>The site is intersected by multiple Public Rights of Way which are proposed for improvement. Existing semi-mature trees and boundary hedgerows should be retained. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16 and 53 of the adopted Wiltshire Core Strategy. The site may have a visual relationship with designated heritage assets at Seend Park which would need to be assessed and mitigated.</p>	<p><b>Potentially suitable</b> (800 dwellings)</p>
1019	Land to South of Berryfield (Area 7) Outmarsh Farm	Wiltshire SHELAA	6.97	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary.</p> <p>The site is adjacent to Site 1003 which is not suitable for residential development. The site is crossed by the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 safeguards this route from inappropriate development which would prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River</p>	<p><b>Excluded at Stage 1</b></p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				Avon, associated cycleway and 10x bridges along with new access roads. Development of the site may contribute to the coalescence between Bowerhill and Semington.	
1023	Land adjacent the Vicarage	Wiltshire SHELAA	3.42	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is located between the north of Shaw and South Brook, outside but adjacent to the settlement boundary of Shaw. Development of the site would lead to significant coalescence between Shaw and Whitley, two settlements which are distinct in character, spatial form and community perception as identified in the Joint Melksham Neighbourhood Plan supporting evidence base, with adverse impacts on settlement and landscape character. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Over 20% of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. The site is also subject to medium risk of surface water flooding.</p> <p>Other key suitability constraints identified through this assessment include the presence of mature trees, its intersection with multiple Public Rights of Way, potential impacts on designated heritage assets and the potential loss of the best and most versatile agricultural land subject to detailed surveys.</p> <p>The site has not been confirmed as available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council in October 2022. The site is in multiple ownership.</p>	Unsuitable
1024	Abattoir site	Wiltshire SHELAA	2.02	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site also has a recent planning permission for the extensions and alterations to a dwelling on site.</p>	Excluded at Stage 1
1025	Land South of Western Way	Wiltshire SHELAA	10.24	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between Melksham and Bowerhill. It is adjacent to residential development at Site 267 and 266 currently under construction. Development of the site would erode the last remaining buffer between Melksham and Bowerhill, and significantly increase the risk of coalescence of Berryfield and Bowerhill, contrary to Policy 16 of the Joint Melksham Neighbourhood Plan. The site falls under the recommended Green Wedge between Berryfield, Bowerhill and Melksham (Location 7) of the JMNP Green Gap and Green Wedge Assessment 2023. Other key constraints identified relate to the potential loss of the Best and Most Versatile Agricultural Land. The site is adjacent to an employment area to the south which may have implications in relation to access, noise, odour and air pollution.</p>	Unsuitable

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1027	Land rear of Savernake Avenue	Wiltshire SHELAA	12.41	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham but relatively remote from key services in Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated.</p> <p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. This is likely to affect the agricultural setting in which Woodrow House Farm is experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>Other key existing constraints identified include the presence of mature trees, the need to retain and enhance the existing Public Rights of Way which crosses the site, the presence of overhead powerlines and the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for further consideration as a large scale urban extension alongside Site 715, 3479 and 3478, which may help mitigate some of the identified constraints, particularly with access and infrastructure provision.</p>	<b>Unsuitable</b>
1031	Dismantled Railway	Wiltshire SHELAA	0.80	<p>The site is not suitable for allocation for residential development.</p> <p>The site entirely comprises priority habitats (Deciduous Woodland) where its loss is unavoidable if developed. Development of the site would be contrary to Paragraph 180 of the National Planning Policy Framework which states that Local Planning Authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. This report shows that alternative sites with less harmful impacts are potentially suitable and available within the Neighbourhood Area. Allocation of the site for residential use in the Neighbourhood Plan Review may also be contrary to Paragraph 179 of the NPPF which states that plans should promote the conservation, restoration and enhancement of priority habitats.</p> <p>The existing woodland also plays a key role in supporting the transition of Bowerhill to the open countryside and softening the harsh settlement edge. Development of the site will be contrary to the management of this Landscape Character Area. Other key constraints identified relate to pedestrian access and the loss of Grade 3 Agricultural Land.</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
1034	Land adjacent to Woolmore Manor	Wiltshire SHELAA	0.58	<p>The site is not suitable for allocation for residential development.</p> <p>The site is a greenfield adjacent to the settlement boundary of Bowerhill. The site is in close proximity to local services and is adjacent to an existing bus stop.</p> <p>The site is adjacent to the Grade II* listed Woolmore Manor. The impact of residential development on the surrounding agricultural land was considered in the refused planning application for Site 3219, in which the Inspector concludes that the development will compromise the sense of openness and apparent rural landscape around the listed building. There are limited mitigation strategies which could adequately mitigate the adverse impact on the setting of the designated heritage assets. Other identified key constraints include the presence of mature trees and the loss of Grade 3 Agricultural Land.</p>	Unsuitable
1035	Bowerhill Lane	Wiltshire SHELAA	0.04	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site has a refused planning application in 2016 for the erection of a detached house, garage and associated site works. Wiltshire Council concludes that the likely adverse drainage, visual, heritage and highways impacts cumulatively would significantly and demonstrably outweigh the benefits of providing an additional dwelling in an open countryside location and provision of employment through construction.</p>	Excluded at Stage 1
1036	Bowerhill Lane	Wiltshire SHELAA	0.10	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary.</p>	Excluded at Stage 1
3103	Site South of Sandridge Common	Wiltshire SHELAA	3.18	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is now built out for residential development of up to 100 dwellings (17/01096/REM) and should not be allocated in the Neighbourhood Plan.</p>	Excluded at Stage 1
3105a	Land to North of Berryfield (Area 2)	Wiltshire SHELAA	8.02	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the settlement boundary of Melksham, though adjacent to an approved residential scheme at Site 728. The site is outside of walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).</p> <p>The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the direct coalescence between Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role. Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset. The site falls</p>	Unsuitable

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development of the site would need to consider the Melksham Canal Link route in relation to Core Policy 16 of the adopted Wiltshire Core Strategy. Other key constraints identified include the presence of semi-mature trees, Public Rights of Way passes across the site and potential highway improvements required.</p>	
3105b	Land to North of Berryfield (Area 4)	Wiltshire SHELAA	4.97	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the settlement boundary. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Berryfield. The site is not within walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).</p> <p>The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the coalescence of Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role. Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset. The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Other key constraints identified include the</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				presence of semi-mature trees, potential impacts on the setting of designated heritage assets, Public Rights of Way and potential highway improvements required at Berryfield Lane.	
3105c	Land to North of Berryfield (Area 5)	Wiltshire SHELAA	0.61	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is removed from the settlement boundary. The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads. The site is predominantly formed by Berryfield Lane and a small part of a wider agricultural land (3105d). It is adjacent to Site 728 which is potentially suitable for allocation for residential development, but the site's development is disconnected and isolated from Melksham and Berryfield.	<b>Excluded at Stage 1</b>
3105d	Land to North of Berryfield (Area 6)	Wiltshire SHELAA	6.82	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is removed from the settlement boundary. The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads. The site is adjacent to Site 3645 which is unsuitable for allocation for residential development.	<b>Excluded at Stage 1</b>
3107	North West of Woodrow Road	Wiltshire SHELAA	7.84	The site is potentially suitable for allocation for residential development.  The site is greenfield located to the northeast of Melksham adjacent and connected to the settlement boundary. The site is not in close proximity to key services but is close to an existing bus stop with frequent services to Melksham. The site is not in close proximity to key services but is close to an existing bus stop with frequent services to Melksham. Suitable vehicle, cycle and pedestrian access could be created from Woodrow Road as confirmed in the refused planning application to support partial development of the site (77 dwellings), subject to further consultation with the Highways Authority and consideration of the potential cumulative development impact on the highways network.  Comments from the Landscape Officer on the refused planning application have no raised objections on the partial development of the site provided that a comprehensive landscape strategy is included. Development of the site would nevertheless extend the settlement into the open countryside with some intervisibility with the surrounding landscape and the Public Rights of Way network, which would need to be appropriately mitigated, such as through the provision of a soft landscaped settlement edge.  The site is crossed at its centre by overhead power lines which are likely to affect its viability and reduce its developable area. Further consultation with the National Grid would be essential. The site may contain archaeological evidence which would need to be further investigated. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16	<b>Potentially suitable</b> (77 dwellings)



Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				and 53 of the adopted Wiltshire Core Strategy Other key constraints identified relate to the loss of Grade 3 Agricultural Land and ecology.	
3123	Tan House Farm, Redstocks, Seend, Melksham	Wiltshire SHELAA	48.02	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 3525, 3758, 3752, 3704 and 3692, taking into account the potential route of Melksham Bypass, however, it may contribute to the coalescence between Melksham, Bowerhill and Redstocks. Part of the site is in Flood Zone 2 and 3.	<b>Excluded at Stage 1</b>
3148	Middle Farm, Corsham Road	Wiltshire SHELAA	1.61	The site is suitable for allocation of residential development. The site is allocated for residential development in the made Joint Melksham Neighbourhood Plan 2020-2026 for approximately 18 dwellings (Policy 7), which establishes the principle of residential development at this location. The site has been confirmed as available in October 2022 and a planning application is currently being prepared. No more recent or additional information available changes the suitability, availability and achievability of the site.	<b>Suitable (18 dwellings)</b>
3177	Land at Shaw	Wiltshire SHELAA	24.05	<p>The site is unsuitable for allocation for residential development.</p> <p>The proposed site boundary includes land east of Bath Road to the south of Shaw CofE Primary School and land to the south of Shaw Hill bounded by Norrington Lane to the west. Both parts of the site are outside but adjacent to the settlement boundary and are in close proximity to existing bus stops and one community facility at Shaw community centre, although development in Shaw would need to rely on shops in Melksham and Whitley. The proposed scale of development is likely to require significant provision of self-supporting infrastructure, which may support local services in Shaw subject to the identification of local needs. The submitted information does not indicate how the two parts of the site could be comprehensively developed.</p> <p>The site plays a critical role in providing a rural setting in Shaw and in creating a landscape buffer between Shaw and Melksham. Development of the site would represent a significant advancement into the open countryside, contrary to the Management Strategy for this Landscape Character Area. Development of the site would constitute a substantial urban extension to Shaw Village which is inappropriate to its current scale and role as a Large Village, with significant and adverse impacts on its settlement and landscape character. The site falls under the recommended Green Wedge between Shaw and Melksham (Location 2) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>The site is adjacent to the Grade II* listed Christ Church and in close proximity to the Grade II listed Church Farm. Development of the site would surround the church with development, significantly detracting from its semi-rural setting. It would also surround Church Farm with development of a scale greater than the existing settlement of Shaw, and join the rural farm to the main built up area. This would disconnect Church Farm from its current setting.</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The eastern half of land east of Bath Road is within Flood Zone 3, and the sequential test and site-level exception test would need to be applied before development could take place.</p> <p>Other key constraints identified include the loss of potentially Best and Most Versatile Agricultural Land subject to further detailed survey, the presence of semi-mature trees subject to further arboricultural assessments, the presence of multiple PRowS crossing the site and the presence of multiple overhead powerlines.</p>	<b>Unsuitable</b>
3219	Woolmore Manor Field	Wiltshire SHELAA	1.22	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Bowerhill. The site is in close proximity to local services and is adjacent to an existing bus stop.</p> <p>The site is adjacent to the Grade II* listed Woolmore Manor. The impact of residential development on the surrounding agricultural land was considered in the refused planning application, in which the Inspector concluded that the development would compromise the sense of openness and apparent rural landscape around the listed building. There are limited mitigation strategies possible which could adequately mitigate the adverse impact on the setting of the designated heritage assets. Other identified key constraints include the presence of mature trees and the loss of Grade 3 Agricultural Land.</p> <p>The site falls under the recommended Green Wedge between Bowerhill and Melksham (Location 8) of the JMNP Green Gap and Green Wedge Assessment 2023.</p>	
3225	Plot 2, Land off Chapel Lane	Wiltshire SHELAA	0.58	<p>The site is potentially suitable for allocation for residential use subject to significant constraints being resolved or mitigated.</p> <p>The site is located to the north of Beanacre, outside but adjacent to the built-up area. Beanacre is outside of walking distance from most of the key services. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Beanacre. Nevertheless, proposals for development in small villages will be supported where they seek to meet housing needs and meets the defined criteria in relation to settlement character. The site has a simple landform and contributes positively to the rural landscape character of Beanacre, but its intervisibility with the Bridleway and surrounding open countryside requires appropriate landscape buffers and sensitive design. A significant oak tree located in the north east corner contributes to the landscape character of the site and should be retained.</p>	<b>Potentially suitable</b> (8 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The site is subject to limited environmental constraints and is in close proximity to existing bus stops connecting to Melksham, although this service is limited with no evening or Sunday bus service. While the site currently has agricultural access from Chapel Lane, this track may not support additional traffic movements and the provision of continuous pedestrian access may require land outside of the site boundary. Further consultation with the relevant Highways Authority will be critical should the site be considered for allocation.</p> <p>Development of the site will lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site is crossed by low voltage overhead powerlines which may affect the development viability.</p> <p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>	
3226	Plot 4, Land off A350	Wiltshire SHELAA	1.62	<p>The site is not suitable for allocation for residential use.</p> <p>The site currently functions as a green wedge between the main built-up area of Beanacre and ribbon development to the north of A350. It is in a slightly elevated position and is perceived as part of the open countryside to the north. The roadside mature vegetation currently acts as a gateway feature when approaching Beanacre from the north, and is likely to require substantial removal if suitable access is to be provided to address level differences between the site and the A350 and ensure the provision of adequate visibility splays. Development of the site will have a significant and adverse urbanising effect on the landscape character and settlement pattern of Beanacre, contrary to Core Policy 2 of the adopted Wiltshire Core Strategy.</p> <p>Additionally, development of the site would result in the loss of Grade 2 Agricultural Land, which conflicts with Paragraph 171 of the National Planning Policy Framework. The Framework advises that land with the least environmental or amenity value should be allocated for development, and that areas of poorer quality land should be preferred to those of higher quality. The site falls within the Minerals Safeguarding Zone.</p> <p>The site is crossed by low voltage overhead powerlines which may impact the development viability.</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
3243	Land north of Dunch Lane	Wiltshire SHELAA	10.20	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between the northern edge of Melksham and the rural village of Beanacre. Contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. Development of the site will lead to the coalescence of the two distinct settlements, adversely impacting the settlement and landscape character of Beanacre. It will also significantly diminish the rural character of the village and its separation from the urban edge of Melksham which currently contributes to the setting and significance of Beanacre Manor, Beechfield House and Halfway Farm. The site falls under the recommended Green Wedge between Beanacre and Melksham (Location 3) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Other identified key constraints include the presence of woodlands which are protected under the Tree Preservation Order and identified as Priority Habitats, concerns on points of access and the presence of overhead powerlines which may impact the viability of the site.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>	<p><b>Unsuitable</b></p>
3246	Land off Corsham Road	Wiltshire SHELAA	0.65	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is adjacent and connected to the settlement boundary of Whitley. It is excellently located at existing bus stops with local public transport links into Melksham Town Centre and is in close proximity to local services in Shaw and Whitley. Suitable access could be created to support residential development. It is connected to a continuous pedestrian network.</p> <p>The site is relatively free from development constraints, however development of the site would increase the risk of coalescence of Shaw and Whitey with some impacts on the local landscape character. In particular, the southern section of the site contributes to the rural separation of the two settlements and should remain relatively open in character. At present Whitley does not have a clear southern settlement edge to the east of Corsham Road. Existing mature trees along the site's southern boundary could potentially help soften the</p>	<p><b>Potentially suitable</b> (7 – 15 dwellings)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>settlement edge and support the rural transition of Whitley to the open countryside. Any potential mitigation landscape buffers should consider how they may support the local green infrastructure network. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site may also have some impact on the character of short views to and from the Public Rights of Way to the north which would need to be appropriately mitigated. Further heritage assessment would be required to understand the development impacts on the setting of a number of listed buildings in close proximity.</p> <p>Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed surveys (Grade 3).</p>	
3249	398a The Spa	Wiltshire SHELAA	1.12	<p>The site is not suitable for allocation for residential development.</p> <p>The site includes a residential building and its associated amenity land adjacent to the settlement boundary of Bowerhill. It is located within a reasonable distance from local services in Bowerhill. The site has a significant contribution to the setting of the designated heritage assets. The loss of agricultural land between the built up area of Melksham and the Spa would significantly erode the sense of openness and rural landscape around the listed buildings. Other key constraints identified relate to ecology, the risk of surface water flooding and the loss of Grade 3 Agricultural Land. The site falls under the recommended Green Wedge between Bowerhill and Melksham (Location 8) of the JMNP Green Gap and Green Wedge Assessment 2023.</p>	<b>Unsuitable</b>
3265	Plot 1, Farm Land, Beanacre	Wiltshire SHELAA	0.11	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The landowners of the site have confirmed, through engagement conducted by Melksham Town Council and Melksham Without Parish Council as part of the Neighbourhood Plan Call for Sites in 2022, that the site is not available for residential development.</p>	<b>Excluded at Stage 1</b>
3266	Plot 3, Farm Land, Beanacre	Wiltshire SHELAA	0.47	<p>The site is potentially suitable for allocation for residential use subject to significant constraints being resolved or mitigated.</p> <p>The site is located to the north of Beanacre, outside but adjacent to the built-up area. Beanacre is outside of walking distance from most of the key services. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Beanacre. Nevertheless, proposals for development in small villages will be supported where they seek to meet housing needs and meets the defined criteria in relation to settlement character. The site has a simple</p>	<b>Potentially suitable</b> (3 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>landform and contributes positively to the rural landscape character of Beanacre, but its intervisibility with the Bridleway and surrounding open countryside requires appropriate landscape buffers and sensitive design.</p> <p>The site has limited environmental constraints and is in close proximity to existing bus stops connecting to Melksham, although this is limited with no Sunday or evening bus service. Agricultural access from Chapel Lane may not support additional traffic movements, and further consultation with the relevant Highways Authority will be critical. The provision of continuous pedestrian access may require land outside the site boundary.</p> <p>Development of the site will lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p> <p>Partial development of the site could help mitigate potential impacts on the roadside settlement pattern of Beanacre and support the creation of a suitable landscape buffer to the north.</p> <p>The site is crossed by low voltage overhead powerlines which may impact the development viability.</p>	
3310	Land west of Shurnhold Road	Wiltshire SHELAA	9.40	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield opposite the built up area of Shurnhold in Melksham. It wraps around the Grade II listed Shurnhold Farmhouse. Development of the site would lead to the loss of agricultural land associated with the farmhouse which is a key element to its setting, resulting in harm to the significance of the designated heritage asset. This will also lead to the loss of the Best and Most Versatile Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development on the site would also represent a significant advancement into open countryside and is likely to have an urbanising impact on Shurnhold, adversely impacting the settlement and landscape character of Melksham. The site poorly relates to the settlement pattern of Melksham. The site is also highly visible from the surrounding limestone lowland and Public Rights of Way.</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>Other key constraints identified include the presence of mature trees and potential heritage impacts on designated heritage assets at Bath Road and Shunrhold House.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>	
3352	Roundponds Farm	Wiltshire SHELAA	29.54	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield partially adjacent to the settlement boundary of Melksham. Part of the site falls outside of the Neighbourhood Area. Whilst in an accessible location in close proximity to Melksham Railway Station and existing local bus services, it is separated from the rest of Melksham by the railway line and poorly related to the built development of Shurnhold. Development of the site is likely to have an adverse impact on the agricultural setting of Shurnhold Farmhouse and Shurnhold House. Development on the site would also represent a significant encroachment into open countryside and is likely to have an urbanising impact on Shurnhold, adversely impacting the settlement and landscape character of Melksham. The site is also highly visible from the surrounding limestone lowland and Public Rights of Way.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The western and southeastern part of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. Other key constraints identified relate to the presence of overhead powerlines, proximity to sewage treatment works and ecology.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>	<b>Unsuitable</b>
3331	Land South of Bath Road (A365) West of Carnation Lane	Wiltshire SHELAA	8.56	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site is adjacent to Site 3345 which is potentially suitable for allocation for residential development if developed in combination with Site 3331. Development</p>	<b>Excluded at Stage 1</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				of the site would however elongate the settlement pattern of Bowerhill and increase the risk of coalescence between Redstocks and Bowerhill.	
3333	Land to North of River Avon (Area 8)	Wiltshire SHELAA	2.27	<p>The site is potentially suitable for allocation for residential or mixed use development.</p> <p>The site is previously developed land currently in employment use within the settlement boundary of Melksham. It forms part of the wider operations at Cooper Tires. The site in its current use detracts from the quality of the townscape. Redevelopment of the site provides significant opportunities for enhancing the quality of the public realm at this accessible location; helping to deliver high quality housing and employment provision. The site also offers significant opportunities for further enhancing and opening up the riverside area of this part of Melksham, linking with key existing and proposed green and blue infrastructure networks.</p> <p>The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors. Other key constraints identified relate to ecology, potential land contamination and potential impacts on designated heritage assets.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham.</p> <p>Partial residential development of the Cooper Tires site may not be compatible with its existing industrial operations. Appropriate mitigation may be required if Site 3333 is proposed for residential development on its own.</p>	<p><b>Potentially suitable</b> (80 dwellings)</p>
3334	Land to North of River Avon, Avonside (Area 9)	Wiltshire SHELAA	1.48	<p>The site is potentially suitable for allocation for residential or mixed use development subject to mitigation of identified constraints and policy changes in joint consideration with Wiltshire Council.</p> <p>The site is previously developed land within the settlement boundary of Melksham. It is in an accessible location in close proximity to the town centre and the railway station.</p> <p>It comprises several residential dwellings at the frontage and business units. Development of the site may improve the interface between residential dwellings and the existing industrial space, as well as the overall townscape character of Melksham. The site is however allocated and safeguarded for employment uses as a Principal Employment Area under Core Policy 35 of the adopted Wiltshire Core Strategy. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand</p>	<p><b>Potentially suitable</b> (40 - 60 dwellings)</p>



Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>in Melksham for office and industrial space. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for residential development. Owing to its existing use, it is likely that remediation works will be required to address potential ground contamination.</p> <p>The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors. Other key constraints identified relate to ecology, potential land contamination and potential impacts on designated heritage assets.</p>	
3335	Land to North of River Avon (Area 10)	Wiltshire SHELAA	1.19	<p>The site is not suitable for allocation for residential development.</p> <p>The site is identified as an amenity green space in the Joint Melksham Neighbourhood Plan, which generally resists the loss of existing open space unless it is demonstrated that there is a surplus of open space in the catchment area or that a replacement open space provides a net benefit to the community. The site is also identified as a Principal Employment Area in the adopted Wiltshire Core Strategy which seeks to safeguard land for employment use. Development of the site for residential use will be contrary to Policy 14 of the Joint Melksham Neighbourhood Plan and Core Policy 35 of the adopted Wiltshire Core Strategy.</p> <p>The site is entirely in Flood Zone 3. The sequential test and a site-level exception test would need to be applied before the site could be developed. Other key constraints relate to access, ecology and infrastructure.</p>	Unsuitable
3345	Old Loves Farm, Bowerhill Lane, Melksham, SN12 6RB	Wiltshire SHELAA	1.98	<p>The site is not suitable for allocation for residential development..</p> <p>The site is greenfield southeast of Bowerhill, adjacent to its settlement boundary. It is served by existing bus stops and is within a reasonable distance from local education services. The site could be potentially accessed via Bowerhill Lane, however, comments from the Highways Authority on planning applications on adjacent sites note that Bowerhill Lane may be unsuitable to support further development. The site may be potentially suitable if developed in conjunction with Site 3331. The creation of acceptable vehicular access may require the removal of the existing mature hedgerows surrounding the site. Further consultation with the relevant Highways Authority would be required.</p> <p>The site contributes to the rural transition of Bowerhill to the open countryside and has some intervisibility with the surrounding landscape and Public Rights of Way. Development of the site would lead to an urbanising effect which would need to be mitigated. It may be appropriate to develop the site alongside Site</p>	Unsuitable

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>3331 as a comprehensive extension to Bowerhill, however, this may adversely impact the settlement pattern and settlement edge of Bowerhill.</p> <p>The site is located to the rear of the Grade II listed building, Old Love Farmhouse. It may contribute to the agricultural setting of the designated heritage assets. Further heritage assessment would be required.</p>	
3746	Land behind Beechfield House	Wiltshire SHELAA	6.44	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. Development of the site is likely to have a significant adverse impact on the landscape and settlement of Beanacre, and on the setting of a number of designated heritage assets in close proximity including Beanacre Farmhouse and Beechfield House.</p>	Excluded at Stage 1
3405	Land at Halfway Farm	Wiltshire SHELAA	20.64	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between the northern edge of Melksham and the rural village of Beanacre. Contrary to Policy 17 of the Joint Melksham Neighbourhood Plan, development of the site will lead to the significant coalescence between the two distinct settlements, adversely impacting the settlement and landscape character of Beanacre. It will also significantly diminish the rural character of the village and its separation from the urban edge of Melksham which currently contributes to the setting and significance of Beanacre Manor, Beechfield House and Halfway Farm. The site partially falls under the recommended Green Wedge between Beanacre and Melksham (Location 3) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>The site currently forms part of the floodplain of the River Avon with limited vegetation on site, promoting a sense of openness. Development of the site will adversely impact development on views of the nearby Avon Clay River Floodplain which is a key landscape asset. The eastern part of the site is also in Flood Zone 2 and 3 and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Other key constraints identified include the presence of overhead powerlines. The site falls within the Mineral Resource Zone associated with the Bristol Avon around Melksham and should be considered in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>	Unsuitable
3455	Land at Lonsdale Farm	Wiltshire SHELAA	2.83	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The landowners of the site have confirmed, through engagement conducted by Melksham Town Council and Melksham Without Parish Council as part of the Neighbourhood Plan Call for Sites in 2022, that the site is not available for residential development.</p>	Excluded at Stage 1

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3459	Land adjacent to Lagard House	Wiltshire SHELAA	1.72	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is located to the south of First Lane, which currently defines the southern settlement edge of Whitley. It plays an important role in maintaining the physical and perceived separation between the two distinct villages of Whitley and Shaw and reads as part of the wider open countryside to the east and west accessible via public footpaths. Development of the site would result in the urbanisation of the open countryside in this rural location beyond a clearly defined settlement edge, encroaching upon the northern boundary of Shaw and resulting in coalescence between Shaw and Whitley. This adversely impacts the settlement and landscape character of Whitley. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>A significant part of the site is in Flood Zone 3 and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. The site is also subject to medium risk of surface water flooding.</p> <p>Other key suitability constraints identified through this assessment include the presence of mature trees, its intersection with multiple Public Rights of Way, potential impacts on designated heritage assets and the potential loss of the best and most versatile agricultural land subject to detailed surveys.</p>	<b>Unsuitable</b>
3478	Land North of A3102	Wiltshire SHELAA	6.17	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield adjacent and connected to the settlement boundary of Melksham. It is surrounded by new development at the eastern edge of Melksham to the west and south, but generally outside of walking distance from key services. Suitable vehicle, pedestrian and cycle access could be created from the A3102. The site is relatively free from environmental constraints.</p> <p>The site contributes to the rural and tranquil character of Melksham, though diluted by the presence of overhead powerlines. Development of the site would represent an encroachment into open countryside, adversely impacting the landscape character of Melksham. Development may also adversely impact views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area. Nevertheless, its development would be parallel to the alignment of Eastern Way which marks the eastern boundary of Melksham. Appropriate mitigation, such as the reinforcement of existing screening and the creation of a soft landscape buffer, may be required. The site may be appropriate for consideration alongside Site 3479, 1027 and 715 as an extension of Melksham.</p> <p>Other key constraints identified include potential impacts on the setting of Blackmore House and the loss of Grade 3 Agricultural Land.</p>	<b>Potentially suitable</b> (136 - 184 dwellings)

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3479	Land north-west of 242/243 New Road	Wiltshire SHELAA	5.58	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is adjacent but disconnected from the settlement boundary of Melksham. Development of the site alone will represent an isolated advancement into the open countryside, adversely impacting the settlement and landscape character of Melksham. The site alone does not have appropriate access and is removed from most key services in Melksham.</p> <p>The site contributes to the rural and tranquil character of Melksham., though diluted by the presence of overhead powerlines. Development of the site would represent an encroachment into open countryside, adversely impacting the landscape character of Melksham. Development may also adversely impact views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area.</p> <p>The central part of the site is in Flood Zone 2 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. Other key existing constraints identified includes the presence of overhead powerlines and the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for further consideration as a large scale urban extension alongside Site 715, 3479 and 3478, which may help mitigate some of the identified constraints, particularly with access and infrastructure provision.</p>	<b>Unsuitable</b>
3525	Land at Snarltan Lane	Wiltshire SHELAA	30.68	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located to the southeast adjacent to the settlement boundary of Melksham. Suitable vehicle, pedestrian and cycle access could be achieved via Eastern Way. The site may also benefit from its proximity to the potential Melksham Bypass.</p> <p>The site makes a significant contribution to the rural and tranquil landscape character of the area and contains many valued features including Clackers Brook and its associated green wedge interspersed with mature and semi-mature trees which provides an intimate setting. Development on the site would represent a significant encroachment into open countryside, beyond the defined settlement edge formed by the Eastern Way. It may also adversely impact views of the surrounding open clay vale landscape and the Public Rights of Way crossing the site. Nevertheless, the potential Melksham Bypass may significantly change the landscape character of this area if constructed, reducing the landscape sensitivity of the site.</p> <p>The central part of the site along Clackers Brook is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied</p>	<b>Potentially suitable</b> (450 – 889 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>before the site could be developed. The site is also affected by medium risk of surface water flooding. Development of the site would lead to the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for consideration of large scale urban extension alongside Site 3552, 3686 and 3123.</p>	
3538	Land at Lower Home Farm, Sandridge Hill	Wiltshire SHELAA	4.52	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site is not connected to other sites adjacent to the settlement boundary of Melksham.</p>	Excluded at Stage 1
3552	Land at Blackmore Farm	Wiltshire SHELAA	63.52	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site may be appropriate to be developed alongside Site 3678, 3683, 3701 and 3525 as a large urban extension of Melksham which connects to the Melksham Bypass. The site contains several deciduous woodland which hare priority habitats. The site also includes the designated heritage asset of Brackmore House. The site is exposed to views across from Sandrige Hill. The site is subject to a live outline planning application with some matters reserved (PL/2023/01949) for the demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use hub (Class E / Class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate development of the site (access only).</p>	Excluded at Stage 1
3603	Land Sth of Bowerhill, Melksham	Wiltshire SHELAA	9.23	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site falls outside of the Neighbourhood Area and therefore could not be allocated in the Joint Melksham Neighbourhood Plan Review.</p>	Excluded at Stage 1
3645	Land west of Western Way, Melksham	Wiltshire SHELAA	26.10	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located beyond the defined western settlement edge of Melksham formed by the A350 and a continuous network of deciduous woodland. It is bordered by the River Avon to the west. It contains many valued features including riverside trees which contributes to the intimate setting of River Avon. Its development would adversely impact views of the Avon Clay River Floodplain and the views from the Public Rights of Way which cross the site. Development of the site would also contribute to the coalescence of Melksham and Berryfield and significantly change the rural and tranquil character at Berryfield Lane, adversely impacting the landscape and settlement character of both Melksham and Berryfield.</p> <p>The north and western part of the site is in Flood Zone 2 and Flood Zone 3 are high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. The southeastern part of the site is Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or</p>	Unsuitable

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Part of the site is safeguarded for the alignment of Melksham Link under WCS Core Policy 16 and to allow for the restoration of the Wilts and Berks Canal under Core Policy 35. The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal. Other identified constraints relate to access, ecology and Public Rights of Way.</p>	
3651	Land adjacent to Church Farm House, Bath Rd, Shaw, SN12 8EF	Wiltshire SHELAA	0.66	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is adjacent to the Grade II listed Church Farm and approximately 55 metres south of the Grade II* Christ Church. Wiltshire Council's Heritage Officer has noted that the impact of the proposed development on the settings of these listed buildings is of key importance. Development of the site would remove the nearest farmland to the south and therefore result in further surrounding the church with development, detracting from its semi-rural setting. In addition, it would also join this Church Farm with Shaw and disconnect Church Farm from its setting.</p> <p>The site plays a key role in supporting the rural transition of Shaw into the open countryside, and in creating a landscape buffer between Shaw and Melksham. It is perceived as part of the open countryside. Development of the site would increase the risk of coalescence of Shaw and Melksham, with significant adverse impacts on settlement and landscape character. The site falls under the recommended Green Wedge between Shaw and Melksham (Location 2) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Recent comments from the Highways Authority express concerns about whether safe access could be created to support the proposed development. Other key suitability constraints identified include the potential loss of the Best and Most Versatile Agricultural Land subject to detailed surveys (Grade 3), its proximity to overhead powerlines and the presence of mature trees.</p>	<b>Unsuitable</b>
3678	Land east of Eastern Way, Melksham	Wiltshire SHELAA	1.66	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located adjacent to the settlement boundary of Melksham though separated by the Eastern Way and the existing landscaped buffer. Suitable access could be potentially created subject to consultation with the relevant Highways Authority. It is generally not within walking distance from most local services.</p>	

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into the open countryside beyond the defined edge of the Eastern Way. Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill. However, this may be acceptable in the context of significant landscape character change if the potential Melksham Bypass is delivered with appropriate mitigation. It may be appropriate to consider large scale urban extension of Melksham alongside Site 3701 and 3552.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>	
3683	Land east of Snarlton Farm	Wiltshire SHELAA	10.92	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site may be appropriate to be developed alongside Site 3678, 3552, 3701 and 3525 as a large urban extension of Melksham which connects to the Melksham Bypass.</p>	<b>Excluded at Stage 1</b>
3692	Land north of Bath Road, Melksham	Wiltshire SHELAA	11.41	<p>The site is potentially suitable for allocation for residential and mixed use development.</p> <p>The site is greenfield located to the west of Bowerhill adjacent to Melksham Oak Community School. It is proposed for mixed use development including expansion to the secondary school and residential development. It is served by existing bus stops and is within a reasonable distance from local education services, although it is outside of walking distance from other key services in Melksham and Bowerhill. Suitable vehicle and cycle access could be provided from the A365. However, the site is not connected to a continuous pedestrian network, and it is not known whether suitable pedestrian access could be provided. Further consultation with the relevant Highways Authority would be required to ensure that the site could support sustainable travel.</p> <p>The site supports the transition of the settlement edge of Bowerhill to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area unless appropriate landscape mitigation is introduced. Development of the site represents an advancement of Bowerhill east of the A365 and careful consideration should be given to the potential risks of coalescence of Bowerhill and Redstocks.</p> <p>The site is located in close proximity to the Grade II listed Old Love Farmhouse and may have a positive contribution to its agricultural setting. Further heritage assessment would be required.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>	<b>Potentially suitable</b> (180 – 240 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary (To be read in conjunction with detailed Site Proformas in Appendix A)	RAG Rating
3701	Land to the east of Eastern Way, Melksham	Wiltshire SHELAA	1.77	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located adjacent to the settlement boundary of Melksham though separated by the Eastern Way and the existing landscaped buffer. Suitable access could be potentially created subject to consultation with the relevant Highways Authority. The site is within walking distance to a small local centre at Cranesbill Road and some local facilities such as Forest &amp; Sandridge pre-school, but moderately to poorly located to other local services.</p> <p>The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into the open countryside beyond the defined edge of the Eastern Way. Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill. However, this may be acceptable in the context of significant landscape character change if the potential Melksham Bypass is delivered with appropriate mitigation. It may be appropriate to consider large scale urban extension of Melksham alongside Site 3678 and 3552.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>	Potentially suitable (40 dwellings)
3704	Loves Farm, Melksham	Wiltshire SHELAA	2.57	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 3525, 3123, 3752, 3758 and 3692, taking into account the potential route of Melksham Bypass, however, it may contribute to the coalescence between Melksham, Bowerhill and Redstocks.</p>	Excluded at Stage 1
3712	Land to the north and west of Manor Farm	Wiltshire SHELAA	18.79	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site is not connected to other sites adjacent to the settlement boundary of Melksham.</p>	Excluded at Stage 1
3733	Land north of River Mead School	Wiltshire SHELAA	6.52	<p>The site is not suitable for allocation for residential use.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham and River Avon. The entire site is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed. The site is lined with riverside trees which contributes to the intimate character of River Avon. Development of the site is also likely to significantly impact the character of views from the Public Rights of Way which runs through the site, which would need to be mitigated through sensitive design.</p>	Unsuitable



Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>It is identified as an Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. It would need to be demonstrated, in accordance with Policy 14, that there is a surplus supply in the catchment area and that a replacement open space or enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, accessibility of the open space, if the site is to be allocated for residential use.</p> <p>The site partly intersects with the alignment of the Melksham Link under Wiltshire Core Strategy Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p>	
3738	Verbena Court, Eastern Way	Wiltshire SHELAA	0.36	<p>The site is suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham. It is located at the residential edge of Melksham but is in close proximity to the local primary school and existing bus stops with frequent services to Melksham. The site is adjacent to local shops in the residential area. Suitable vehicle, pedestrian and cycle access could be created subject to further consultation with the relevant Highways Authority.</p> <p>The site has limited environmental constraints, but has some intervisibility with the surrounding landscape which could be mitigated through the enhancement of the eastern landscape buffer.</p>	<b>Suitable</b> (10 dwellings)
3742	Land south of New Road Farm, Melksham	Wiltshire SHELAA	2.20	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 1027, 715, 3479, 3478 and 3743.</p>	<b>Excluded at Stage 1</b>
3743	Land north of New Road Farm, Melksham	Wiltshire SHELAA	3.27	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 1027, 715, 3479, 3478 and 3742. The site is crossed by overhead powerlines and is visually open.</p>	<b>Excluded at Stage 1</b>
3744	Land northwest of Blackmore Farm	Wiltshire SHELAA	3.55	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is removed from the settlement boundary.</p>	<b>Excluded at Stage 1</b>
2089	Land at Poplar Farm	Wiltshire SHELAA	0.36	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between Shaw and Melksham. It is outside but adjacent to the settlement boundary of Melksham and is in a relatively accessible location close to local services in Shurnhold and Melksham Railway Station.</p>	<b>Unsuitable</b>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				The site plays a critical role in maintaining a sense of separation between Shaw and Melksham, and functions as a key rural gateway to Melksham. Development of the site would encroach into the open countryside and lead to the coalescence of two distinct settlements, adversely impacting the settlement and landscape character of Shaw and Melksham, contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. The site falls under the recommended Green Wedge between Shaw and Melksham (Location 2) of the JMNP Green Gap and Green Wedge Assessment 2023. Other key constraints identified includes ecology and potential impacts on designated heritage assets which would need to be mitigated.	
3747	Woolmore Farm	Wiltshire SHELAA	1.01	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site has planning permission for office development (20/01539/FUL) and would not need to be allocated in the Neighbourhood Plan, although support for development at this location could be demonstrated through an allocation.	Excluded at Stage 1
3752	Land north of A365	Wiltshire SHELAA	6.91	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 3525, 3123, 3758, 3704 and 3692, taking into account the potential route of Melksham Bypass, however, it may contribute to the coalescence between Melksham, Bowerhill and Redstocks.	Excluded at Stage 1
3758	Elm Tree 422a Redstocks, Melksham	Wiltshire SHELAA	1.48	<b>Excluded from further assessment at Stage 1 Initial Sieving</b> The site is removed from the settlement boundary. The site may be appropriate for further consideration as a large scale urban extension alongside Site 3525, 3123, 3752, 3704 and 3692, taking into account the potential route of Melksham Bypass, however, it may contribute to the coalescence between Melksham, Bowerhill and Redstocks.	Excluded at Stage 1
MEL01	Whitley Farm, Middle Lane, Whitley	Neighbourhood Plan Call for Sites 2022	1.61	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site predominantly consists of modern agricultural outbuildings and three Grade II listed structures including Whitley Farm (proposed for conversion) and Whitley Farmhouse (proposed for conservation). It is adjacent to the built up area and settlement boundary of Whitley and is in close proximity to local services along First Lane.</p> <p>The submitted information notes that the deteriorating farm complex is no longer required for agricultural use as the current road layout is unsuitable for accommodating agricultural machinery and the condition or layout of the buildings is no longer appropriate for modern agricultural requirements.</p> <p>There are three Grade II listed buildings or structures within the locality of the site. Residential development of the site has the potential to enhance the setting of the existing heritage assets and better reveal significance through high quality design and demolition of the modern agricultural buildings, subject to further</p>	Potentially suitable (10- 21 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>consultation with Historic England and the Wiltshire Council's heritage officers, as well as heritage assessment. The adaptive reuse of disused agricultural buildings also helps bring heritage assets into productive use.</p> <p>The site currently plays a supporting role in the rural transition of Whitley to the open countryside and has some intervisibility with the wider landscape area. However, owing to the scale of the existing agricultural outbuildings and built structures, the change introduced by its redevelopment and conversion of the site would be limited and could be further mitigated through sensitive design and the introduction of an appropriate landscape buffer. This should take into account views to and from the Public Rights of Way along the southern edge of the site and retain and enhance existing semi-mature trees on site. Development of the site provides an opportunity to help soften the settlement edge.</p> <p>Other key constraints identified include the potential loss of Grade 3 Agricultural Land and surface water flood risk which would need to be further investigated and/or mitigated.</p>	
MEL02	Site 1 - Blue Pool at Melksham House, Market Place	Neighbourhood Plan Call for Sites 2022	0.17	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. A new swimming pool is provided as part of the new Melksham Community Campus in close proximity, meaning that the site is no longer required. This should be demonstrated as part of the development proposal in line with Core Policy 49 of the adopted Wiltshire Core Strategy and Policy 15 of the Joint Melksham Neighbourhood Plan. The regeneration of brownfield sites in Melksham Town Centre is generally supported under Core Policy 36 of the adopted Wiltshire Core Strategy and Policy 9 of the Joint Melksham Neighbourhood Plan.</p> <p>The site has limited environmental constraints and has existing access to support the proposed development. The site is located within the Conservation Area and is in close proximity to a number of designated heritage assets. A heritage assessment may be required to assess the potential impact on the setting of nearby heritage assets.</p>	<p><b>Potentially suitable</b> (10 - 20 dwellings)</p>
MEL03 &TC4	Site 2 - Library, Lowbourne House, Further Education Centre and Vacant Chinese Restaurant, Lowbourne	Neighbourhood Plan Call for Sites 2022	0.65	<p>The site is potentially suitable for allocation for mixed use or residential development.</p> <p>The site is previously developed land located in the town centre of Melksham, well located for key services. The site includes a former library, Lowbourne House, which is currently in employment use and associated surface car parking. A new library is provided as part of the Melksham Community Campus located in Melksham Town Centre. The loss of community facilities and potential loss of employment space should be justified in relation to the range of criteria set out in Core Policy 35 and 59 of the adopted Wiltshire Core Strategy and Policy 15 of the Joint Melksham Neighbourhood Plan. Core Policy 36 of the adopted Wiltshire</p>	<p><b>Potentially suitable</b> (45 dwellings)</p>

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>Core Strategy supports the regeneration of brownfield sites in Melksham where the proposed uses help deliver the overall strategy for that settlement and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.</p> <p>The site has limited environmental constraints and has existing access to support the proposed development. The site includes a Sycamore tree protected under the Tree Preservation Order which should be retained.</p> <p>The site is located within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site is promoted by the landowner and available for development, however, its development timeframe may be impacted by the lease at Lowbourne House.</p>	
MEL04	Site 3 - Former Christie Miller Sports Centre and golf course, Lancaster Road, Bowerhill	Neighbourhood Plan Call for Sites 2022	6.36	<p>The site is potentially suitable for allocation for industrial development.</p> <p>The site was formerly home to the Christie Miller Sports Centre (now demolished), and a golf course. The previously developed part of the site falls within the Principal Employment Area where the renewal and intensification of employment uses are supported as per Core Policy 35 of the adopted Wiltshire Core Strategy. This part of the site has appropriate access and is not subject to any key environmental constraints.</p> <p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p> <p>The existing golf course, however, plays a critical role in maintaining the separation of Berryfield and Bowerhill. It helps soften the settlement edge of Bowerhill which is currently dominated by industrial buildings. The site partially falls under the recommended Green Wedge between Berryfield, Bowerhill and Melksham (Location 7) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will be contrary to the management strategy for this Character Area which seeks to enhance the landscape setting of Bowerhill and soften the harsh settlement edge. This would be contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. Other key constraints identified relate to the potential loss of the Best and Most Versatile Agricultural Land (Grade 3) and ecology.</p>	Potentially suitable (Industrial)

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MEL05	Site 4 - Former Christie Miller car park (adjoining Wiltshire Gymnastics), Lancaster Road, Bowerhill	Neighbourhood Plan Call for Sites 2022	0.27	<p>The site is potentially suitable for allocation for industrial development.</p> <p>The site is previously developed land located within the Principal Employment Area in Bowerhill. It is previously used as a car park for the Christie Miller Sports Centre which has now been demolished. The renewal and intensification of employment use within Principal Employment Areas are supported under Core Policy 35 of the adopted Wiltshire Core Strategy. The site has appropriate access and is not subject to any key environmental constraints.</p> <p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p>	Potentially suitable (Industrial)
MEL06	Land adjacent to A350. Small Strip of land to rear of Christie Miller Sports Centre, Lancaster Road, Bowerhill going North.	Neighbourhood Plan Call for Sites 2022	4.58	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the existing settlement boundary of Bowerhill. The site plays a critical role in maintaining the separation between Berryfield and Bowerhill. Development of the site would lead to the direct coalescence of the two distinct settlements of Berryfield and Bowerhill. Its development will also adversely impact the character from views of the north-south Public Rights of Way. The site falls under the recommended Green Wedge between Berryfield, Bowerhill and Melksham (Location 7) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>The site currently does not connect to the transport network at Bowerhill and relies on the delivery of Site MEL04 or 1025. The site is adjacent to a key employment area and therefore appropriate mitigation, such as the introduction of a landscape buffer, may be essential to protect the residential amenity of future residents. Other key identified constraints include the loss of Grade 3 Agricultural Land.</p>	Unsuitable
MEL07	Land to the rear of 3148	Neighbourhood Plan Call for Sites 2022	5.14	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is a greenfield outside but adjacent to the defined settlement boundary of Whitley. It is currently removed from the built up area but adjacent to Site 3148 allocated for residential development in the made Joint Melksham Neighbourhood Plan.</p> <p>The site strongly relates to the rural character of Whitley. Development of the site would constitute a substantial expansion of Whitley to the open countryside disproportionate to its scale, settlement function and service levels. The site plays a critical role in providing a rural setting to Whitley to the east as a buffer between the settlement and the electricity substation. Its change of use would be contrary to the Management Strategy for this Landscape Character Area, which seeks to maintain and conserve the</p>	Unsuitable

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>peaceful rural nature of the area with the villages set in their surroundings of arable and pastoral farmland. This change is likely to have a direct adverse impact on the openness, tranquillity and visual amenity of the rural transition experienced by users of the Public Rights of Way across the northern boundary of the site.</p> <p>The site is not currently connected to the adopted Highways Network although potential vehicular, pedestrian and cycle access could be created through Site 3148 in the same landownership.</p> <p>Other key constraints identified include potential impacts on the indicative Green Infrastructure Corridor, loss of Grade 3 Agricultural Land, potential impacts on designated heritage assets and proximity to the electricity substation</p>	<b>Unsuitable</b>
MEL08	Land to the rear of 3246 (Site A)	Neighbourhood Plan Call for Sites 2022	0.57	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is a greenfield outside but adjacent to the defined settlement boundary of Whitley. It currently acts as a buffer between existing dwellings east of Corsham Road, including two Grade II listed buildings, and Whitley Cricket Ground. Development of the site would extend the settlement pattern beyond the established soft edge formed by a continuous line of boundary hedgerows.</p> <p>The site plays a critical role in the rural transition of Whitley to the open countryside. Its change of use would be contrary to the Management Strategy for this Landscape Character Area, which seeks to maintain and conserve the peaceful rural nature of the area with the villages set in their surroundings of arable and pastoral farmland. This change is likely to have a direct adverse impact on the openness, tranquillity and visual amenity of the rural transition experienced by users of the Public Rights of Way which crosses along the access point and centre of the site.</p> <p>The site is served by vehicular access via a narrow single lane track to the agricultural field and the cricket facility. It is not known whether this access could be potentially upgraded to support residential development given its narrow width. Further consultation with the relevant Highways Authority would be required.</p> <p>Other key constraints identified include potential impacts on the indicative Green Infrastructure Corridor, loss of Grade 3 Agricultural Land, potential impacts on designated heritage assets and the need to adequately protect future residents from balls flying over the Cricket Ground boundary.</p>	
MEL09	Two sites in Broughton Gifford	Neighbourhood Plan Call for	2.49	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site falls outside of the Neighbourhood Area and therefore could not be allocated in the Joint Melksham Neighbourhood Plan Review.</p>	<b>Excluded at Stage 1</b>

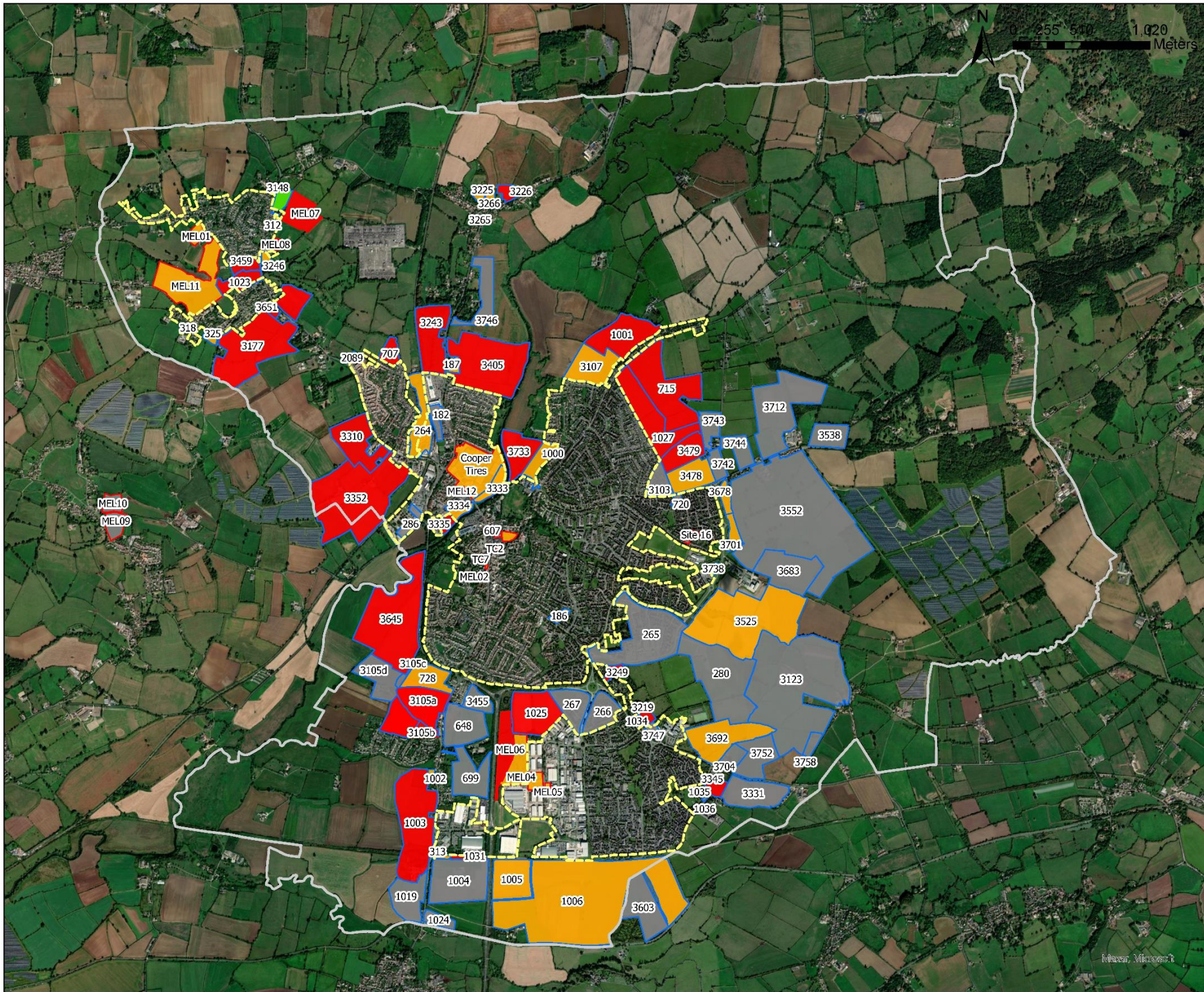
Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
		Sites 2022			
MEL10	Two sites in Broughton Gifford	Neighbourhood Plan Call for Sites 2022	1.73	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site falls outside of the Neighbourhood Area and therefore could not be allocated in the Joint Melksham Neighbourhood Plan Review.</p>	Excluded at Stage 1
MEL11	Land north of Folly Lane, Shaw	Neighbourhood Plan Call for Sites	14	<p>The site is potentially suitable for partial allocation for residential-led development.</p> <p>The site is greenfield, outside but adjacent to the settlement boundaries of Shaw and Whitley respectively. It is in close proximity to existing bus stops and local services in Shaw and Whitley. The proposed scale of development is unlikely to require the full extent of available land.</p> <p>The site plays a critical role in providing a rural setting and separation between Whitley and Shaw. Development of the site in its entirety would result in the direct coalescence between Shaw and Whitley, two settlements which are distinct in character, spatial form and community perception as identified in the Joint Melksham Neighbourhood Plan supporting evidence base, with significant and adverse impacts on their settlement and landscape character. It would also constitute a substantial extension to both villages inappropriate to their current or planned role as a Large Village.</p> <p>Partial development of the site may offer opportunities to retain the physical, visual and perceived separation between Shaw and Whitley and potentially mitigate development impacts on landscape character, subject to further site-level visual and landscape assessment and mitigation strategies. The positioning and design of any potential partial development of the site should also positively respond to its topography, access and movement network, existing features including the local brook, overhead powerlines, tree and vegetation on and adjacent to the site and flood risks. It should make effective use of land and in addition have regard to the potential risk of coalescence between Purpit and Shaw.</p> <p>A section of the site along the local brook is in Flood Zone 3. As a result, the sequential test and a site-level exception test would need to be applied.</p> <p>The site is in close proximity to several Grade II listed heritage assets including multiple rural houses and Whitley Farm, and it may contribute to their agricultural setting. Further heritage assessments would be required. Additionally, the site is adjacent to multiple trees protected under the Tree Preservation Order at Folly Lane.</p>	Potentially suitable (85 – 100 dwellings)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				Other key constraints identified include the potential loss of the Best and Most Versatile Agricultural Land subject to further detailed survey and the presence of multiple PRowS crossing the site, which should be retained and enhanced.	
MEL12	The Unicorn Pub, Melksham	Neighbourhood Plan Call for Sites	0.06	<p>The site is potentially suitable for allocation for residential development and confirmed as available.</p> <p>The site consists of a vacant Grade II listed building current used as a public house. It is in an accessible location in close proximity to shops along the A3102, existing employment areas and the Melksham Railway Station. The site presents an opportunity for the reuse of the Grade II listed buildings previously in residential use subject to further heritage assessments.</p> <p>The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from commercial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>	Potentially suitable (2 – 4 dwellings)
MEL13	The former Labour Club, 3 Lowbourne, Melksham	Neighbourhood Plan Call for Sites	0.13	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has an extant planning permission for the demolition of existing building and erection of 17 flats and associated works (13/07076/FUL), as confirmed in the decision letter for the approved application (PL/2022/01197) for the variation of condition 19 to allow an amended building footprint in March 2023. The site would not need to be allocated in the Neighbourhood Plan, although support for development at this location could be demonstrated through an allocation.</p>	Excluded at Stage 1
Site 16	Merretts Yard, Snarilton Lane	2017 AECOM Site Options and Assessment	0.63	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site is now built out for residential use for 9 dwellings (17/02477/OUT) and should not be allocated in the Neighbourhood Plan.</p>	Excluded at Stage 1
TC1	Vacant Lloyds Bank Building, 1 High Street	Previously developed land sites identified by Neighbourhood Plan	0.05	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant bank building within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. This should also seek to</p>	Potentially suitable subject to confirmation of availability (10 dwellings)



Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
		Steering Group		<p>understand the significance of the existing building. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>	
TC2	Vacant HSBC Bank Building, 32 High Street	Previously developed land sites identified by Neighbourhood Plan Steering Group	0.01	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has prior approval (PL/2022/05692) for the change of the use of the building to a professional artist's workshop (ground floor) and a one bedroom apartment (first floor).</p>	<b>Excluded at Stage 1</b>
TC3	Vacant NatWest, 34 High Street	Previously developed land sites identified by Neighbourhood Plan Steering Group	0.03	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant bank building within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>	<b>Potentially suitable subject to confirmation of availability</b> (5 dwellings)
TC5	Vacant Marjo Fashion, 8-12 Lowbourne	Previously developed land sites identified by Neighbourhood Plan Steering Group	0.02	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant shop with upper floor homes within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The</p>	<b>Potentially suitable subject to confirmation of availability</b> (Promoted for 5 dwellings alongside adjacent plots)

Site Ref	Site Name	Site Source	Area (Ha)	Neighbourhood Plan Site Assessment Summary <i>(To be read in conjunction with detailed Site Proformas in Appendix A)</i>	RAG Rating
				<p>redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>Planning permission (PL/2022/04969) has been granted on the site for the change of use to residential dwellings.</p>	
TC6	Vacant Nettle, 14 Lowbourne	Previously developed land sites identified by Neighbourhood Plan Steering Group	0.01	<p><b>Excluded from further assessment at Stage 1 Initial Sieving</b></p> <p>The site has planning permission for the proposed change of use from shop to residential use (20/10958/FUL).</p>	<b>Excluded at Stage 1</b>
TC7	Vacant Co-op Funeral Care, Church Street	Previously developed land sites identified by Neighbourhood Plan Steering Group	0.01	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant Co-op funeral care premises building within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>	<b>Potentially suitable subject to confirmation of availability</b> (4 dwellings)



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF THE ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- Legend**
- Adopted Settlement Framework
  - Melksham Neighbourhood Area
  - Wiltshire SHELAA Sites**
  - Suitable for allocation
  - Potentially suitable for allocation
  - Not suitable for allocation
  - Excluded at Stage 1
  - Other Identified Sites for Assessment**
  - Potentially suitable for allocation
  - Not suitable for allocation
  - Excluded at Stage 1

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## Figure 4.1 Site Assessment Conclusions

Purpose of Issue	SITE ASSESSMENT		
Client	LOCALITY		
Project Title	NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT		
Drawing Title	SITE ASSESSMENT SUMMARY RATINGS		
Drawn	Checked	Approved	Date
YT	YT	YT	
AECOM Internal Project No.		Scale @ A3	

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## 5. Conclusions

- 5.1 Melksham Town Council and Melksham Without Parish Council (the ‘Qualifying Bodies’) intend to allocate land for residential and employment development that accord with the strategic policies of the Local Plan and the objectives of the Neighbourhood Plan.
- 5.2 Of the 109 sites identified for assessment, the following sites are found to be suitable or potentially suitable for residential, mixed use or employment development with an indicative total potential housing capacity of 2269 – 3093 dwellings:

### Brownfield sites or previously developed land within Melksham and Bowerhill

#### Potentially suitable:

- Site 186 Martigny House: 30 dwellings (subject to confirmation of availability)
- Site 264 Upside / Bath Road, Shurnhold: 19 – 112 dwellings and 675 sqm of employment space
- Site 313 541 Outmarsh: 8 – 20 dwellings
- Site 3333 Land to North of River Avon (Area 8): 80 dwellings
- Site 3334 Land to North of River Avon (Area 9): 40 – 60 dwellings
- MEL02 Site 1 – Blue Pool at Melksham House, Market Place: 10 – 20 dwellings
- MEL03 & TC4 Site 2 – Library, Lowbourne House, Further Education Centre and Vacant Chinese Restaurant, Lowbourne: 45 dwellings
- MEL04 Site 3 – Former Christie Miller Sports Centre and golf course: Employment
- MEL05 Former Christie Miller Car Park: Employment
- MEL12 The Unicorn Pub, Melksham: 2 – 4 dwellings
- TC1 Vacant Lloyds Bank Building: 10 dwellings (subject to confirmation of availability)
- TC3 Vacant NatWest, 34 High Street: 5 dwellings (subject to confirmation of availability)
- TC5 Vacant Marjo Fashion, 8-12 Lowbourne: Promoted for 5 dwellings alongside adjacent plots (subject to confirmation of availability)
- TC7 Vacant Co-op Funeral Care, Church Steet: 4 dwellings (subject to confirmation of availability)

### Small edge of settlement sites at Melksham and Bowerhill

#### Suitable:

- Site 3738 Verbena Court, Eastern Way: 10 dwellings

#### Potentially suitable:

- Site 187 Nortree Motors Ltd: 17 – 26 dwellings
- Site 728 Land to the North of Berryfield: 53 dwellings

- Site 1000 Land rear of Lowbourn Infants School: 50 – 112 dwellings
- Site 1005 Land South of Sports Ground: Employment
- Site 1006 Land South of Falcon Way, Bowerhill: 800 dwellings
- Site 3107 North West of Woodrow Road: 77 dwellings
- Site 3478 Land North of A3102: 136 – 184 dwellings
- Site 3525 Land at Snarlton Lane: 450 – 889 dwellings
- Site 3678 Land east of Eastern Way, Melksham: 40 dwellings
- Site 3692 Land north of Bath Road: 180 – 240 dwellings
- Site 3701 Land to the east of Eastern Way, Melksham: 40 dwellings

## Sites at Shaw and Whitley

### Suitable:

- Site 3148 Middle Farm, Corsham: 18 dwellings

### Potentially suitable:

- Site 312 Corsham Road: 4 – 18 dwellings (subject to confirmation of availability)
- Site 325 South of Shaw Hill House: 18 – 26 dwellings (subject to confirmation of availability)
- Site 3246 Land off Corsham Road: 7 – 15 dwellings
- MEL01 Whitley Farm, Middle Lane, Whitley: 10 – 21 dwellings
- MEL11 Land north of Folly Lane, Shaw: 85 – 100 dwellings

## Sites identified in other settlements (e.g. Beanacre and Berryfield)

### Potentially suitable:

- Site 1002 Land rear of 588,592 and 594 Semington Road: 5 - 18 dwellings
- Site 3225 Plot 2, Land off Chapel Lane: 8 dwellings
- Site 3226 Plot 3, Farm Land, Beanacre: 3 dwellings

5.3 Some of the large sites assessed may be more appropriate for strategic allocation for comprehensive development in the emerging Local Plan alongside other sites excluded at Stage 1 as potential large urban extensions to Melksham and Bowerhill, and should be discussed with Wiltshire Council.

5.4 This Site Options and Assessment has not considered archaeological constraints on site due to the lack of available information. However, there are known and potential archaeological remains in the Neighbourhood Area and therefore further archaeological assessments and consultation with Wiltshire Council may be required.

## Affordable Housing

5.5 26 of the sites identified as suitable or potentially suitable for allocation for housing or mixed use development have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing. They are therefore potentially suitable for

Discounted Market Housing (e.g. First Homes<sup>17</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

- 5.6 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

## Next Steps

- 5.7 Based on the findings of this report, the Qualifying Bodies should engage with Wiltshire Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites.
- 5.8 The site selection process should take into account the findings from all evidence base studies, including the emerging Green Gap and Green Wedge assessment and the Melksham Design Guideline developed in parallel to this report, to direct future development to the most appropriate, sustainable locations.
- 5.9 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the neighbourhood plan;
  - The potential for the sites to meet the identified infrastructure needs of the community;
  - Engagement with key stakeholders; and
  - General conformity with strategic Local Plan policy
- 5.10 The Qualifying Bodies should be able to demonstrate that the sites are viable for development, i.e. that they provide an adequate financial return for the developer. It is recommended that the Qualifying Bodies discuss site viability with Wiltshire Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability for the proposed development.


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<sup>17</sup> The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>  
Prepared for: Melksham Town Council and Melksham Without Parish Council

# Appendix A Site Assessment Proforma

## Melksham, Bowerhill and Berryfield

186

1. Site Details	
<b>Site Reference / Name</b>	186
<b>Site Address / Location</b>	Martigny House
<b>Gross Site Area</b> (Hectares)	0.83
<b>SHLAA/SHELAA Reference</b> (if applicable)	186
<b>Existing land use</b>	Employment. At the time of writing, electric charging ports are reported being installed in the front forecourt.
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	30 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Proceed to Stage 2
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the north, east, and west with commercial and community use to the south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk. Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>



**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by three vehicular access points from Spa Road and from a laneway off Somerset Crescent.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by three vehicular access points from Spa Road and from a laneway off Somerset Crescent which could be improved to provide suitable pedestrian access. The site is connected to a continuous footpath network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by three vehicular access points from Spa Road and from a laneway off Somerset Crescent which could be improved to provide suitable cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, a mature tree located to the southwestern corner of the site is protected under the Tree Preservation Order and would need to be retained. While this would have a minor impact on the developable area and design of the site, it is unlikely to adversely impact the site's overall suitability for development.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Owing to the site's current use as a transport depot and previous use as industrial workshops, the possibility of land contamination should be investigated and</p>

## 2. Assessment of Suitability

	appropriately remediated in accordance with Core Policy 56 of the Wiltshire Core Strategy.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	<400m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity.                  The site is urban in nature and surrounded by built-up area, it therefore has no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity.                  The site is visually enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in close proximity to designated heritage assets and has little visual relationship with designated heritage assets in this part of Melksham.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. The site is a SSEN site currently in employment use.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>No known legal or ownership problems.</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>No known timeframe for availability.</p>

**4. Assessment of Viability**


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Potential demolition of existing buildings and contamination due to historic uses</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>30 dwellings (Wiltshire SHELAA)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>No known timeframe for availability.</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                  Potential demolition of existing buildings and contamination due to historic uses</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability.</p> <p>The site is previously developed land located within the built-up area and settlement boundary of Melksham. The existing access could be potentially upgraded to support residential development. A mature tree protected under the Tree Preservation Order is located at the southwestern corner of the site and should be retained.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings would need to demonstrate that the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy is met with regards to the loss of employment land in Market Towns including Melksham. The site's current use as a transport depot and historic use as industrial workshops may lead to potential land contamination which would need to be investigated and appropriately mitigated in accordance with Core Policy 56 of the Wiltshire Core Strategy. This may also impact the site's development viability.</p> <p>The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. Further confirmation of availability will be required if the site is to be allocated in the Neighbourhood Plan.</p>
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# 187

1. Site Details	
<b>Site Reference / Name</b>	187
<b>Site Address / Location</b>	Nortree Motors Ltd
<b>Gross Site Area</b> (Hectares)	0.71
<b>SHLAA/SHELAA Reference</b> (if applicable)	187
<b>Existing land use</b>	Employment
<b>Land use being considered</b>	The site is promoted for residential use in 2022.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	26 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Agricultural to the west and east, residential to the south, commercial (retail park) to the southwest.
<b>Site Boundary</b>	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by a vehicular access point from Beanacre Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by a pedestrian access point from Beanacre Road. The site is connected to a continuous footpath network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by a vehicular access point from Beanacre Road which could be improved to provide suitable cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site consists of a petrol filling station and car servicing motor company, which both associate with a high possibility of ground contamination because of the potential spills and leak of fuels and other vehicle fluids (such as hydraulic fluids). Any contamination should be investigated and appropriately remediated in</p>

**2. Assessment of Suitability**

	accordance with Core Policy 56 of the Wiltshire Core Strategy.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	<p>To the north of the site there are overhead powerlines running east-west approximately 100m from the northern edge of the site. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	>1200m	>3900m	400-800m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity.                  Redevelopment of the existing garages and gas filling station is unlikely to have a significant adverse impact on landscape character. The site contains limited landscape features at present and has a simple landform. The site has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.                  Development of the site may impact on views eastward to the River Avon and the open clay vale landscape beyond. Redevelopment of the site provides an opportunity to improve the visual character of the surrounding landscape and introduce appropriate landscape buffer to the east.</p>



2. Assessment of Suitability	
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible.                      The site is in close proximity to Grade II listed buildings and structures at Halfway Farmhouse. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.                      Redevelopment of the site may provide an opportunity to better reveal the significance and setting of the designated heritage assets.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land.</p> <p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy, although there may be limited potential for mineral extraction due to the site's existing use.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside of and not connected to the settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another, development on the site would constitute brownfield development.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Potential demolition of existing buildings and contamination due to historic uses</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>26 dwellings (Wiltshire SHELAA). A lower development capacity of 17 dwellings is expected to take into account its rural context, the presence of mature trees and the landscape buffers required to soften the development edges.) Further detailed design studies at the site-level would be required.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available</b>.                  The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b></p> <p>Potential demolition of existing buildings and contamination due to historic uses</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is previously developed land located to the north of Melksham, currently used as a gas station and car servicing garages. It is in close proximity to existing bus stops with frequent services to Melksham and its existing access could be upgraded to support residential development subject to further consultation with the relevant Highways Authority. Owing to its existing use, it is likely that remediation works will be required to address potential ground contamination.</p> <p>The site is in close proximity to designated heritage assets at Halfway Farmhouse but currently dilutes its tranquillity and rural agricultural setting. Sensitive redevelopment may provide an opportunity to soften the development edges and better reveal the significance of Halfway Farmhouse as compared to its current state. Although the site is outside of Melksham’s settlement boundary, the separation of Halfway Farmhouse from the urban edge of Melksham contributes to its setting and significance.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings would need to demonstrate that the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy is met with regard to the loss of employment land. The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>
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264

**1. Site Details**

<b>Site Reference / Name</b>	264
<b>Site Address / Location</b>	Upside/Bath Road, Shurnhold
<b>Gross Site Area (Hectares)</b>	6.44
<b>SHLAA/SHELAA Reference (if applicable)</b>	264
<b>Existing land use</b>	Industrial
<b>Land use being considered</b>	The site is promoted for a mixed use scheme including commercial, residential and open space uses.
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	112 dwellings and 675 sqm of employment space (Planning Application PL/2022/06221). Wiltshire SHELAA indicates that the site has a development capacity of 19 dwellings based on a suitable site area of 0.41 Ha.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	PL/2022/06221 – Full Planning Application for the demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8), formation of public open space, foot and cycle links and associated works. Pending consideration as of March 2023. The decision deadline date was 17th February 2023.
<b>Neighbouring uses</b>	Residential to the west and south, salvage yard to the east, commercial to the northeast.



<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>The site is located along an indicative green infrastructure corridor (Melksham Neighbourhood Plan), and adjacent to public open space (allotments).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Medium Risk.</i></p> <p>The majority of the site is in Flood Zone 2 and 3. The sequential test and a site-level exception test would need to be applied before the site could be developed.</p> <p>It is recognised that the submitted plans intends to mostly redevelop Upside Business Park, in which the northern section is in Flood Zone 2. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Change of use could however present an opportunity to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>

2. Assessment of Suitability	
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The majority of the site is identified as urban land. The northern section of the site is identified as Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats. However, the site is identified as a potential green infrastructure corridor and contains a corridor of semi-mature trees at field boundaries adjacent to South Brook. Further ecological assessments would be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site has existing vehicle access from Bath Road. Comments from the Highways Authority on the active planning application suggests that the existing access is very wide and poorly defined, and would need to be narrowed and made of an appropriate size to serve the proposed mixed use development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to provide pedestrian access from Bath Road and Dunch Lane.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to provide cycle access from Bath Road and Dunch Lane.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is currently in industrial use which has a high risk of ground contamination. Further assessments would be required. A Ground Investigation Report has been submitted as part of the live planning application, however the Environment Agency was not satisfied at this stage that the risks have been adequately evaluated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	<400m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium sensitivity</b>                  The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006).                   The site is a grassland directly adjacent to South Brook, which is a Strategic Green Infrastructure Corridor (MGI6) identified in the Joint Melksham Neighbourhood Plan. The site shallowly falls east to west with a change in gradient on the Bath Road and Dunch Lane boundary, with ridges marked by vegetated ditches. The site includes two Ash trees on the southern ditch of which the submitted Landscape Assessment indicates as suffering from Ash Dieback. The site has some valued features but may accommodate some change with sensitive design.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is well screened by strong existing tree cover which forms a visual buffer to the residential area and allotments along Southbrook Road. Development of the site concentrated at the previously developed area is unlikely to introduce an adverse change in visual amenity. The site is visually enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is in close proximity to a Grade II listed building Shurnhold Farm but the site's redevelopment is unlikely to have a significant impact on the significance and setting of the asset. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>The site is a Principal Employment Area safeguarded for employment use. No supporting evidence has been submitted which demonstrates that the exception criteria for the redevelopment of Principal Employment Areas set out in Core Policy 35 of the adopted Wiltshire Core Strategy has been met. The site is proposed for mixed use development but remain likely to result in the loss of safeguarded employment land. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) finds that there is forecast demand in Melksham for 0.5-1.2 Ha of office space and 6.9 Ha of industrial space, and recommends Upside Business Park continues in employment use.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land. The area for proposed for built development is primarily located at the previously developed part of the site.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Partially within the existing built-up area.</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Partially within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another, development on the site would constitute brownfield development.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for mixed use development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Part of the site is subject to a conveyance, detailed in the Title Register, between the landowners and the British Railways Board. Comments from Network Rail regarding the live planning application notes that the majority of the proposed development land is covered by a demarcation agreement under reference DA1043 where Network Rail have a right of way over the land. Network Rail has objected to the live planning application.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential demolition of existing buildings and contamination due to historic uses</p>
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## 5. Conclusions



<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>112 dwellings and 675 sqm of employment space (proposed by site promoter). Wiltshire SHELAA indicates that the site has a development capacity of 19 dwellings based on a reduced development area of 0.41 Ha outside of safeguarded Principal Employment Area.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years ; 6-10 years</p>
<p><b>Other key information</b></p>	<p>The site is immediately adjacent to existing railways in operation. Noise mitigation may be required.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                   Potential demolition of existing buildings and contamination due to historic uses</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for mixed use development subject to mitigation of identified constraints, policy changes in joint consideration with Wiltshire Council and confirmation of land ownership.</p> <p>The site is an industrial business park in an accessible location directly adjacent to Melksham Railway Station. Suitable vehicle, cycle and pedestrian access could be created to support the proposed development. It is partly within the settlement boundary of Melksham.</p> <p>The site is subject to a live planning application (PL/2022/06221) for the demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment / commercial space, formation of public open space, foot and cycle links and associated works.</p> <p>The majority of the site is in Flood Zone 2 and 3. The sequential test and a site-level exception test would need to be applied before the site could be developed. The proposed residential development concentrates on the change of use of previously developed land currently in industrial use, which will increase the vulnerability classification from less to more vulnerable but is not normally subject to sequential or exception tests. Sensitive uses may be limited to upper floors. The site is subject to medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, may be required.</p> <p>The site is allocated and safeguarded for employment uses as a Principal Employment Area under Core Policy 35 of the adopted Wiltshire Core Strategy. The submitted information has not demonstrated how the exception criteria for the redevelopment of Principal Employment Areas listed in Core Policy 35 are met. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand in Melksham for office and industrial space and recommends that Upside Business Park continues in employment use. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for mixed use development. Remediation may be required for possible ground contamination linked to its current industrial use.</p> <p>The majority of the proposed development land is subject to a demarcation agreement between the landowners and Network Rail, who have objected to the live planning application. Further confirmation of land availability would be required.</p> <p>Other key constraints identified relate to noise impacts from the adjacent railway, ecology and the potential loss of the best and most versatile agricultural land (Grade 3).</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>

# 313

1. Site Details	
<b>Site Reference / Name</b>	313
<b>Site Address / Location</b>	541 Outmarsh
<b>Gross Site Area</b> (Hectares)	0.75
<b>SHLAA/SHELAA Reference</b> (if applicable)	313
<b>Existing land use</b>	Employment
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	20 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Agricultural to the west, community service to the south (air ambulance), industrial and commerce to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations. The site is however adjacent to Priority Habitats to the east (deciduous woodland) and an identified GBI Corridor in the emerging Wiltshire Green and Blue Infrastructure Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site is adjacent to Priority Habitats to the east (deciduous woodland) and an identified GBI Corridor in the emerging Wiltshire Green and Blue Infrastructure Strategy. Further ecological assessments would be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by one vehicular access point from High Street. The bus gate on High Street controls vehicular access to Semington. Further consultation with the Highways Authority may be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by one vehicular access point controlled with a bus gate from High Street, appropriate pedestrian access could be provided here.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by one vehicular access point controlled with a bus gate from High Street, appropriate cycle access could be provided here.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoWs crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature trees within its boundary and is adjacent to a broadleaved wood. Further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	400-800m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site has a simple landform but contains a number of mature trees which connects to the Priority Habitats to the east which supports its transition of the employment area in Melksham to the open countryside.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity.</p> <p>The site is visually enclosed due to natural screening and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible /</i></p>	<p>Direct impact on designated heritage asset subject to further heritage assessment. The site includes a pair of Grade II listed cottages from C18/C19 currently in employment use. Sensitive design would be required but</p>
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2. Assessment of Suitability	
<i>Limited or no impact or no requirement for mitigation</i>	the reuse of existing buildings provide an opportunity to better reveal the significance of the designated heritage asset.
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p style="color: orange;"><i>Directly impact and/or mitigation not possible /</i></p> <p style="color: orange;"><i>Some impact, and/or mitigation possible /</i></p> <p style="color: green;"><i>Limited or no impact or no requirement for mitigation</i></p>	No identified non-designated heritage within or adjacent to the site. Development of the site should consider its impacts on the former Wilts & Berks Canal (this part of the route will not be restored) and the former railway line which form part of the area's industrial heritage.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p style="color: red;"><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p style="color: black;"><i>Yes / No / Unknown</i></p>	The northern part of the site falls under the designated Principal Employment Area as per the Wiltshire Core Strategy 2015. Core Policy 35 states that principal employment areas should be retained for employment purposes to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. CP35 includes criteria to be met if there are proposals for the redevelopment of PEAs but there are no supporting evidence which supports the loss of employment land in the submitted information.
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p style="color: red;"><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land.
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p style="color: green;"><i>Within / Adjacent to and connected to /</i></p> <p style="color: red;"><i>Outside and not connected to</i></p>	Partially within the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p style="color: green;"><i>Within / Adjacent to and connected to /</i></p> <p style="color: red;"><i>Outside and not connected to</i></p>	Partially within the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p style="color: orange;"><i>Yes / No / Unknown</i></p>	No. Development on the site would not result in neighbouring settlements merging into one another.
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p style="color: orange;"><i>Yes / No / Unknown</i></p>	No. The site is not large enough to significantly change the size and character of the existing settlement.
3. Assessment of Availability	
<p><b>Is the site available for development?</b></p> <p style="color: green;"><i>Yes / No / Unknown</i></p>	Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for mixed use development in 2022.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p style="color: red;"><i>Yes / No / Unknown</i></p>	The site is currently subject to an employment tenant lease until 2029. The landowner has submitted the site for potential longer term development.
<p><b>Is there a known time frame for availability?</b></p> <p style="color: black;"><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	6-10 years

**4. Assessment of Viability**


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Wiltshire SHELAA indicates 20 dwellings. Taking into account the need to conserve and enhance existing heritage and significant trees on site, an indicative development capacity of 8 dwellings (net) is expected. Further heritage assessment and detailed design analysis at site-level would be required to determine the appropriate site capacity.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>6-10 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential use subject to mitigation of identified constraints and policy changes in joint consideration with Wiltshire Council.</p> <p>The site comprises a mix of greenfield and partially developed land within and adjacent to the existing settlement boundary of Bowerhill. The site includes a pair of Grade II listed cottages currently in employment use. Its change of use through the reuse of existing buildings or partial redevelopment of the site may provide an opportunity to better reveal the significance of the designated heritage asset and improve the agricultural setting of the Old Railway Farmhouse, subject to further heritage assessment.</p> <p>The site is partially allocated and safeguarded for employment uses as a Principal Employment Area. The submitted information has not demonstrated how the criteria for the redevelopment of Principal Employment Areas listed in Core Policy 35 of the adopted Wiltshire Core Strategy are met. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand in Melksham for office and industrial space. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for residential development. Redevelopment of the site for residential use should also consider its interface with the surrounding business park concerning noise and access to ensure that the residential amenity of future residents is not compromised.</p> <p>Semi-mature trees on site are connected to deciduous woodland to the east and potential green infrastructure corridors. They should be retained and where possible enhanced to promote biodiversity and soften the settlement edge of Bowerhill.</p>
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# 607

1. Site Details	
<b>Site Reference / Name</b>	607
<b>Site Address / Location</b>	Land at 28 Bank Street
<b>Gross Site Area</b> (Hectares)	0.01
<b>SHLAA/SHELAA Reference</b> (if applicable)	607
<b>Existing land use</b>	Residential
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	0 dwellings (Wiltshire SHELAA) due to size constraints
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	14/01968/FUL- Granted (2014) for the conversion of dwelling into two flats.
<b>Neighbouring uses</b>	Community use to the south (social club), residential and commercial to the north and west, town centre.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is identified as urban land.</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by vehicular access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Bank Street and Union Street.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is not served by cycle access although this could be potentially created.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	1600-3900m	400-800m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site would constitute brownfield development and is within the built-up area. It contains limited landscape features at present and has simple landform. Therefore the site has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity.                  The site is visually enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact. The site is within the Conservation Area and in close proximity to several designated heritage assets including a Grade II listed C19 cluster of cottages on Union Street and eight further Grade II listed structures on Bank Street. Further heritage assessment would be required or understand the potential impacts and identify appropriate mitigation. Existing vegetation on site may positively contribute to the setting of the Conservation Area.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b> Yes / No / Unknown</p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>


**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> Yes / No / Unknown</p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is suitable and available                  The site is potentially suitable, and available.                  The site is not currently suitable, and available.  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Red No</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.  The site is an amenity greenspace (non-designated) to the social club within Melksham Town Centre. While it is in an accessible location, the site is too small in size to provide residential development (approximately 3m wide). Other key constraints identified include potential heritage impacts on the Conservation and designated heritage assets in close proximity, as well as access. The site has not been confirmed as available for residential development.</p>

# 707

1. Site Details	
<b>Site Reference / Name</b>	707
<b>Site Address / Location</b>	Land off Northbrook Road
<b>Gross Site Area</b> (Hectares)	2.16
<b>SHLAA/SHELAA Reference</b> (if applicable)	707
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 dwelling (Wiltshire SHELAA); No indicative capacity provided by the promoter. The site is previously assessed in the 2017 AECOM Site Options and Assessment as Site 18.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, greenfield, agricultural, and leisure (country park) to the north, east, and west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is adjacent to public open space (park), and adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The entire site is in Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by a high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site comprises Grade 2 Very Good Agricultural Land and Grade 3 Good to Moderate Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats. However, South Brook is located along the eastern boundary of the site, and is surrounded by a corridor of trees which extends north towards the deciduous woodland BAP priority habitat surrounding Beanacre Manor. Further ecological assessments would be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is an existing access point into the southeastern section of the site via Northbrook Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Northbrook Road. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Northbrook Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered to the north by mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is located under 400m south of Melksham Substation. Development of the site may require consultation with the National Grid.</p>



## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Medium sensitivity.</i></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. Sense of tranquillity is however disturbed due to proximity to main settlements and major interconnecting road corridors. Mature single trees at field boundaries and within fields are identified as key landscape sensitivities.</p> <p>The site contains limited landscape features at present and has a simple landform, however it plays as supporting role in maintaining a landscape buffer between Melksham and the villages of Whitley and Shaw. Development on the site would represent an advancement into open countryside.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Medium sensitivity.</i></p> <p>The site is only partially visually enclosed from the south but has some intervisibility with the surrounding landscape. Therefore development on the site would impact on views northward of the surrounding limestone lowland landscape from Shaw Hill, as well as views from the nearby Public Right of Way to the north.</p>
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### Heritage Constraints

**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact. There are views of the Grade II* listed Christ Church in the neighbouring village of Shaw, approximately 800 m to the north west of the site. The site is therefore within the setting of this nationally designated feature of historic environment interest. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>


### 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b></p> <p>No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located to the north of Melksham. Development of the site would represent an encroachment into the open countryside, adversely impacting the landscape and settlement character of Melksham.</p> <p>The entire site is in Flood Zone 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. Development of the site will also lead to the loss of Grade 2 Agricultural Land, contrary to Paragraph 171 of the NPPF.</p> <p>Other key constraints identified relate to potential impacts on the setting of designated heritage assets, ecology, risk of surface water flooding and proximity to the Melksham electricity substation.</p>

# 715

1. Site Details	
<b>Site Reference / Name</b>	715
<b>Site Address / Location</b>	Woodrow House Farm
<b>Gross Site Area</b> (Hectares)	17.64
<b>SHLAA/SHELAA Reference</b> (if applicable)	715
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	366 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	21/01629/OUT - Outline application for residential development of up to 150 dwellings, associated works and infrastructure, ancillary facilities, open space, landscaping with vehicular and pedestrian access from Woodrow Road. Withdrawn in May 2021. This includes the northern part of Site 1027 and Site 715.
<b>Neighbouring uses</b>	Agricultural to the east, south, and west. Some residential to the north.
<b>Site Boundary</b>	

1. Site Details	
2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The eastern part of the site is in Flood Zone 2 and Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by a high risk of surface water flooding.</p>

1. Site Details	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Vehicular access to the site could be created from Woodrow Road. However, comments from the highways officer on the withdrawn application notes that residential development of this scale served solely by Woodrow Road is not supported. Development will also significantly increase traffic movements on the narrow and winding Class C lane to the north of the site to the detriment of highway safety.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Woodrow Road. The site is not connected to a continuous pedestrian network but opposite to a narrow footway on the opposite side.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Woodrow Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, MELW60 crosses the south of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered to the south by mature trees. Further arboricultural assessment would be required to understand their significance.</p>

**1. Site Details**

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is crossed diagonally at its centre by overhead power lines. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	400-800m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Medium to high sensitivity.</i></p> <p>The site falls within the open clay vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east.</p> <p>The site contains limited landscape features at present and has a simple landform, pylons are a conspicuous vertical element of the surrounding landscape. However it makes a significant positive contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside. Comments from the Landscape Officer on the withdrawn planning application also note that developing the site would permanently alter the landscape from a rural open setting to the town to an urban residential extension of the town, resulting in a permanent loss of a quantum of green infrastructure. It fails to improve the visual influence of Melksham’s settlement edge.</p>
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1. Site Details	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b>                      The site is visually open and has high intervisibility with the surrounding landscape. Development on the site would adversely impact on views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area generally open and any development will be prominent within its surrounding, including potentially in longer views from the higher land to the east. It is also likely to adversely impact the character of public views from the Public Rights of Way.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact. The site is located opposite to the Grade II listed Woodrow House Farm. Comments on the Conservation Officer on the withdrawn application notes that development of the site will introduce a suburban form of development out of character with the existing agricultural landscape and would result in a level of harm to the designated heritage asset near to the site and a consequent diminution of its significance.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Yes. Comments from the Conservation Officer identified a number of historic cottages along the ribbon development which may be non-designated heritage assets, most notably a small cottage set in a large plot to the southwest of the listed building.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>



**1. Site Details**

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

Yes. Development on the site would constitute a substantial urban extension to Melksham which would change the character of the northeastern edge of the settlement while contributing to an urbanising effect on Woodrow Road.

**3. Assessment of Availability**

**Is the site available for development?**

Yes / No / Unknown

Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

Yes / No / Unknown

No

**Is there a known time frame for availability?**

Available now / 0-5 years / 6-10 years / 11-15 years

Available now

**4. Assessment of Viability**

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

Yes / No / Unknown

Presence of overhead powerlines

**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   Presence of overhead powerlines</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield opposite but not connected to the settlement boundary of Melksham. Development of the site alone will represent a significant and isolated encroachment into open countryside, adversely impacting the settlement and landscape character of Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated. The site is removed from most key services in Melksham.</p> <p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. This is likely to affect the agricultural setting in which Woodrow House Farm is experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>The eastern part of the site is in Flood Zone 2 and 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. It is also subject to medium risk of surface water flooding.</p> <p>Other key constraints identified include the presence of mature trees, the need to retain and enhance the existing Public Rights of Way which crosses the site, the presence of overhead powerlines and the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for further consideration as a large scale urban extension alongside Site 1027, 3479 and 3478, which may help mitigate some of the identified constraints, particularly with access and infrastructure provision.</p>

# 728

1. Site Details	
<b>Site Reference / Name</b>	728
<b>Site Address / Location</b>	Land to North of Berryfield (Area 3)
<b>Gross Site Area</b> (Hectares)	5.39
<b>SHLAA/SHELAA Reference</b> (if applicable)	728
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	165 dwellings (Wiltshire SHELAA) for the whole site. Part of the site has planning permission for 50 dwellings and would not need to be allocated in the Neighbourhood Plan. This site assessment therefore concerns the western half of the site.
<b>Site identification method / source</b>	Wiltshire SHELAA / Previous Neighbourhood Plan Site Assessment
<b>Planning history</b>	<p>Western Half:                      PL/2022/08155 – Outline planning application (October 2022) for up to 53 dwellings including formation of access and associated works, with all other matters reserved. Pending Decision (Decision Deadline January 2023).</p> <p>Eastern Half:                      20/07334/OUT - Appeal allowed (May 2022) and outline planning permission granted for up to 50 dwellings and formation of access and associated works. This concerns part of the identified SHELAA site. The eastern half of the site remains available for further development and would therefore need to be assessed.                      PL/2023/00808 - Submission of reserved matters application (February 2023) following outline application 20/07334/OUT approved under Appeal ref APP/Y3940/W/21/3285428 for up to 50 dwellings concerning appearance, scale, layout and landscaping. The application has not been determined as of March 2023.</p>
<b>Neighbouring uses</b>	Residential use to the north, future residential to the west (outline permission for up to 50 dwellings), greenfield to the south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan) and high priority woodland habitat.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The western part of the site is Grade 1 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site is adjacent to Priority Habitats to the north (deciduous woodland). Further ecological assessments would be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from Berryfield Lane and Semington Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Semington Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Semington Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several semi-mature trees at its southern edge. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

Yes / No / Unknown	
<b>Would development of the site result in a loss of social, amenity or community value?</b>	No
Yes / No / Unknown	

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	>1200m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium to high sensitivity</p> <p>The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the Wiltshire Landscape Character Assessment.</p> <p>The site comprises the western part of an arable field, of which the eastern part has planning permission at appeal for up to 50 affordable homes. The site is partially contained by hedgerows interspersed with trees, characteristic of the Landscape Character Area. The Management Strategy for this LCA requires the retention of the hedgerow pattern and its wide open views.</p> <p>Development of the site is likely to contribute to the further coalescence between Melksham and Berryfield. Paragraph 29 of the Inspector's Report on the approved planning application at the eastern half notes the site's, alongside land to the south of the site's, contribution in maintaining visual links to land the west, retain separation between Melksham and Berryfield and allow some degree of transition between manmade and natural landscape.</p> <p>The site has a rural character at present, but taking into account the approved residential development at the eastern part of the site, its development would be not interrupting the field pattern and could potentially accommodate some change with appropriate screening.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: #FFD700;">Medium to high sensitivity</p> <p style="color: #FFD700;">The site has some intervisibility with the surrounding landscape, particularly from the southern boundary through the fragmented hedge and views of the Avon Clay River Floodplain, which is characteristic of the Landscape Character Area.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: #008080;">Limited or no impact on designated heritage assets. The site is not in immediate proximity to designated heritage assets and has little visual relationship with designated heritage assets in this part of Melksham.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: #008080;">No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Safeguarded route of the Wilts and Berks Canal pass very close to the western edge of the site. Development of the site would need to ensure that it does not prejudice the future use of the route as part of the Wiltshire and Berks Canal restoration project under Wiltshire Core Strategy (WCS) Core Policy 16.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: #FF0000;">Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p style="color: #FF0000;">Outside of and not connected to the existing built-up area, although it is adjacent to land with approved planning application for up to 50 affordable homes (eastern half)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p style="color: #FF0000;">Outside of and not connected to the existing settlement boundary, however it is adjacent to land with approved planning application for up to 50 affordable homes (eastern half)</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p>	<p style="color: #FFD700;">Yes. Development of the site would increase the risk of coalescence between Melksham and Berryfield but will directly lead to the two distinct settlements merging into one another. It is acknowledged that the physical and</p>

## 2. Assessment of Suitability

<i>Yes / No / Unknown</i>	visual separation of the two settlements are compromised by existing and committed development along Semington Road.
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	The site has a rural character at present, but taking into account the approved residential development at the eastern part of the site, its development would be not interrupting the field pattern and could potentially accommodate some change with appropriate screening.

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there a known time frame for availability?</b></p> <p><b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Available now

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
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## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	53 dwellings (Live Planning Application)
<p><b>What is the likely timeframe for development</b></p> <p><b>(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5 years
<p><b>Other key information</b></p>	



<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Amber</p> <p>No</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield south of the A350 outside and not connected to the settlement boundary of Melksham. However, the eastern part of the site has an outline planning permission (20/07334/OUT) at appeal for up to 50 dwellings and would not need to be allocated through the Neighbourhood Plan Review. This assessment, therefore, considers whether the remaining western half of the site may be suitable for allocation for residential development. The western part of the site is promoted and available for residential development. It is subject to a live outline planning application for up to 53 dwellings (PL/2022/08155).</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site is located between Melksham and Berryfield but not within walking distance from most key services. Suitable vehicle, cycle and pedestrian access could be achieved from the eastern part of the site or through Berryfield Lane. Development of the site is likely to adversely impact the site's existing rural character and increase the risk of coalescence between Melksham and Berryfield, however, this is only likely to exacerbate the landscape and visual impacts from the approved scheme rather than introducing a major change. The site could potentially accommodate some change if the appropriate mitigation is provided, such as by strengthening existing screening. Semi-mature trees along the southern boundary should be retained. The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023. Development of the site may be in conflict with emerging policy direction of JMNP2.</p> <p>The western edge of the site runs along the safeguarded route of the Wilts and Berks Canal and development should follow Core Policy 16 of the adopted Wiltshire Core Strategy.</p>

# 1000

## 1. Site Details

<b>Site Reference / Name</b>	1000
<b>Site Address / Location</b>	Land rear of Lowbourne Infants School
<b>Gross Site Area</b> (Hectares)	3.23
<b>SHLAA/SHELAA Reference</b> (if applicable)	1000
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	112 dwellings (Wiltshire SHELAA); 66 dwellings (2017 AECOM Site Options and Assessment)
<b>Site identification method / source</b>	Wiltshire SHELAA. The site is assessed as Site 4 in the 2017 AECOM Site Options and Assessment.
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the north and east, greenfield and agricultural to the west, community use (education) to the south.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is adjacent to public open space (allotments).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. A small part of the site along the western boundary of the site is in Flood Zone 2. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed. The site slopes up from these areas to the south, significantly reducing flood risk.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is Grade 4 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from the A3102 and Murray Walk.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Murray Walk.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Murray Walk.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELK4 bisects the site east-west, and MELK5 runs along the northeastern border.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature and semi-mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is land in private ownership identified as Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan.</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	<400m	>3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium to High Sensitivity</b>                  The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The site includes riverside trees and provides a green context which contributes to the landscape character of River Avon.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b>                  The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the Avon Clay River Floodplain, as well as the views from the Public Right of Way which crosses the site.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in immediate proximity to designated heritage assets and has little visual relationship with designated heritage assets in this part of Melksham.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is identified as an Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. Policy 14 states that development proposals that involve the whole or partial loss of an existing open space must demonstrate from an assessment of open space provision using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.</p> <p>The site is crossed by the Historic Canal Route identified in the adopted Wiltshire Core Strategy. Core Policy 53 safeguards this historic alignment with a view to their long-term re-establishment as navigable waterways, by not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent and connected to existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>

**2. Assessment of Suitability**

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>
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**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

**4. Assessment of Viability**

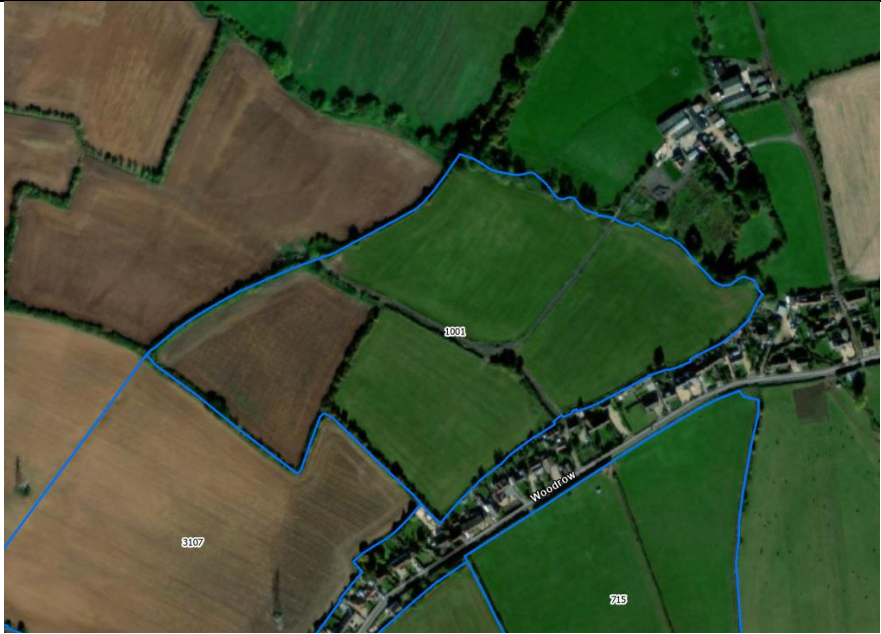
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Wiltshire SHELAA indicates a development capacity of 112 dwellings. However, a lower indicative development capacity of 50 dwellings is expected taking into account the need to retain the existing riverside trees on site, flood risk mitigation and provision of open space. Further detailed design analysis may be required.</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>  <b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham. The site is in a sustainable location in close proximity to a number of key services in Melksham including the primary school, existing bus stops, open space, Melksham Town Centre and Melksham Railway Station.</p> <p>It is identified as an Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. It would need to be demonstrated, in accordance with Policy 14, that there is a surplus supply in the catchment area and that a replacement open space or enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, accessibility of the open space, if the site is to be allocated for residential use.</p> <p>Riverside trees on the site contribute to the tranquillity and landscape character of River Avon. Development of the site is also likely to significantly impact the character of views from Public Rights of Way which runs through the site, which would need to be mitigated through sensitive design. The site relates well to the settlement character of Melksham.</p> <p>A small part of the site along the western boundary is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed. Development of the site would need to consider the historic canal alignment in relation to Core Policy 53 of the adopted Wiltshire Core Strategy.</p>



# 1001

1. Site Details	
<b>Site Reference / Name</b>	1001
<b>Site Address / Location</b>	Land rear of Woodrow
<b>Gross Site Area</b> (Hectares)	10.13
<b>SHLAA/SHELAA Reference</b> (if applicable)	1001
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	240 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Agricultural to the north, east and west. Some residential to the immediate south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. Approximately 20% of the site to the northeast in Flood Zone 2 and Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed. The site slopes up from these areas to the south, significantly reducing flood risk.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by a high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Woodrow Road which could potentially be improved. Comments from the Highway Officer on the withdrawn application for residential development in nearby sties notes that large scale residential development served solely by Woodrow Road is not supported. Development will also significantly increase traffic movements on the narrow and winding Class C lane to the north of the site to the detriment of highway safety.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Woodrow Road which could potentially be improved to provide pedestrian access. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Woodrow Road which could potentially be improved to provide cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by mature and semi-mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

Yes / No / Unknown	
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No known utilities infrastructure crossing the site or hazardous installations in close proximity.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	The site is land in private ownership partly identified as Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan.

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	<400m	<400m

**Landscape and Visual Constraints**

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>High sensitivity</b></p> <p>The site falls within the open clay vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east.</p> <p>The site contains some hedgerows characteristic of the Landscape Character Area, but overall has limited landscape features. However it makes a significant positive contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside, permanently altering the landscape from a rural open setting to the town to an urban residential extension of the town. It would also fail to improve the visual influence of Melksham's settlement edge as stated in the Management Strategy. The site is perceived as part of larger fields in the open countryside. Development of the site would have a significant adverse impact on the ribbon development pattern at Woodrow Road.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b></p> <p>Although the site is screened from the south, it has high intervisibility with the surrounding landscape and open countryside. Development would adversely impact on views toward the Special Landscape area to the east, as well as the views from the Public Right of Way nearby to the north.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact subject to further heritage assessment. The site is located at the rear of the Grade II listed Woodrow House Farm and its listed structures, and is in close proximity to Forest Farmhouse and its listed structures . Development of the site will introduce a suburban form of development in the immediate agricultural setting of the designated heritage assets. This is out of character with the existing agricultural landscape and would result in a level of harm to the designated heritage assets and a consequent and significant diminution of their significance.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Yes. Comments from the Conservation Officer on planning applications nearby identified a number of historic cottages along the ribbon development which may be non-designated heritage assets, which the site forms the agricultural setting to. Further heritage assessment would be required.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is partly identified as an Amenity Green Space and Accessible Natural Green Space in the Joint Melksham Neighbourhood Plan. Policy 14 states that development proposals that involve the whole or partial loss of an existing open space must demonstrate from an assessment of open space provision using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield.</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built-up area.</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary.</b></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><b>No. Development on the site would not result in neighbouring settlements merging into one another.</b></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes. Development on the site would constitute a substantial urban extension to Melksham which would change the character of the northeastern edge of the settlement while contributing to an urbanising effect on Woodrow Road.</b></p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

## 4. Assessment of Viability

**\_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**


No

Yes / No / Unknown

**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b></p> <p>No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield to the rear of ribbon development along Woodrow Road. While it is adjacent and connected to the settlement boundary of Melksham, development of the site alone would represent a significant and isolated encroachment into open countryside, adversely impacting the settlement and landscape character of Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated. The site is removed from most key services in Melksham.</p> <p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. Development of the site is likely to have a direct and permanent change to the agricultural setting in which Woodrow House Farm, Forest Farmhouse and their associated structures are experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>The northern eastern part of the site is in Flood Zone 2 and 3 which is high flood risk. The sequential test and a site-level exception test would need to be applied before the site could be developed. It is also subject to medium risk of surface water flooding.</p> <p>Part of the site is identified as Amenity Green Space and Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. It would need to be demonstrated, in accordance with Policy 14, that there is a surplus supply in the catchment area and that a replacement open space or enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, accessibility of the open space, if the site is to be allocated for residential use.</p> <p>Other key constraints identified include the presence of mature trees and the risk of surface water flooding.</p>

# 1002

1. Site Details	
<b>Site Reference / Name</b>	1002
<b>Site Address / Location</b>	Land rear of 588, 592 & 594 Semington Road
<b>Gross Site Area</b> (Hectares)	0.39
<b>SHLAA/SHELAA Reference</b> (if applicable)	1002
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	18 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the east, and agricultural in all other directions.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by existing vehicle access from Semington Road which could be improved to support the proposed development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by existing vehicle access from Semington Road which could be improved to provide suitable pedestrian access. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by existing vehicle access from Semington Road which could be improved to provide suitable cycle access. The site is connected to a continuous pedestrian network.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes several mature trees along the site boundary. Further arboricultural assessments would be required to understand the impact of development</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<p style="color: #008080;">Yes / No / Unknown</p>	
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	>800m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity:</span> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: orange;">Medium sensitivity:</span> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <span style="color: red;">High sensitivity:</span> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p style="color: orange;">Medium sensitivity.</p> <p style="color: orange;">The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p style="color: orange;">The site is a nursery with as simple landform. It contains boundary trees which soften the built development at Semington Road. Development of the site may have some impacts on the ribbon development pattern along Semington Road.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity:</span> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <span style="color: orange;">Medium sensitivity:</span> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <span style="color: red;">High sensitivity:</span> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p style="color: green;">Low sensitivity.</p> <p style="color: green;">The site is visually enclosed due to natural screening and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site partly intersects with the alignment of the Melksham Link under Wiltshire Core Strategy (WCS) Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Berryfield is identified as a small village in the adopted Wiltshire Core Strategy, in which the settlement boundaries are removed and there is a general presumption against development outside the defined developments of the Principal Settlements, Market towns, Local Service Centres and Large Villages.</p> <p>Core Policy 2 states that at the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:</p> <ul style="list-style-type: none"> <li>• Respect the existing character and form of the settlement</li> <li>• Does not elongate the village or imposed development in sensitive landscape areas</li> </ul>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 2. Assessment of Suitability

Yes / No / Unknown

## 3. Assessment of Availability

_Is the site available for development? Yes / No / Unknown	Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.
_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
_Is there a known time frame for availability? _Available now / 0-5 years / 6-10 years / 11-15 years	Available now

## 4. Assessment of Viability

_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
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## 5. Conclusions

_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Wiltshire SHELAA indicates a development capacity of 18 dwellings. However a lower indicative development capacity of 5 dwellings is expected taking into account the development context of Berryfield and potential landscape mitigation required.
_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
_Other key information	
_Overall rating (Red/Amber/Green) _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  Are there any known viability issues? Yes / No	Amber     No

_Summary of justification for rating	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is located within the built up area of Berryfield, along the ribbon development at Semington Road. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement boundary, including the small village of Berryfield. Nevertheless, proposals for development in small villages will be supported where they seek to meet housing needs and meets the defined criteria in relation to settlement character. Development of the site may have some impact on the ribbon development pattern along Semington Road which would need to be considered as part of the site layout. The site is relatively enclosed with strong hedgerows and mature trees located at the boundary which should be retained.</p> <p>The site is subject to limited environmental constraints and is in close proximity to existing bus stops connecting to Melksham. Suitable vehicle, cycle and pedestrian access could be achieved via Semington Road. The site partly intersects with the alignment of the Melksham Link under Wiltshire Core Strategy Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p>
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# 1003

1. Site Details	
<b>Site Reference / Name</b>	1003
<b>Site Address / Location</b>	Land to South of Berryfield (Area 1) Outmarsh Farm
<b>Gross Site Area</b> (Hectares)	20.01
<b>SHLAA/SHELAA Reference</b> (if applicable)	1003
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	611 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	W/12/01080/FUL - Proposal (2016) for new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads.
<b>Neighbouring uses</b>	Industrial and commercial to the east, residential to the northeast, agricultural and greenfield to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site predominantly comprises of Grade 1 Excellent Quality Agricultural Land. The remaining parts of the site is Grade 3 Good to Moderate Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable vehicular access from Semington Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable pedestrian access from Semington Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable cycle access from Semington Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. MELW8 and MELW11 cross the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has multiple mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>



## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	<400m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity.</b></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site makes a positive contribution to the rural and tranquil landscape character of the area. Therefore, development on the site would represent a significant adverse impact on the landscape character of the area as well as represent a significant advancement into open countryside. Development of the site would also contribute to the coalescence between Berryfield and the Bowerhill and elongate the settlement pattern of Berryfield.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b> The site has high intervisibility with the surrounding landscape. Development would adversely impact on views toward the Avon floodplain to the west, as well as the views from the Public Rights of Way crossing the site.</p>
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### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact subject to further heritage assessment. The site contains the Grade II listed Outmarsh Farmhouse. Development of the site is likely to join the rural agricultural setting of Outmarsh with Berryfield and Bowerhill, eroding the rural setting of the designated heritage asset. It is not clear from the submitted information on how Outmarsh Farmhouse will be considered as part of the development. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>_Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site partly covers the alignment of the Melksham Link under Wiltshire Core Strategy (WCS) Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal. The site is crossed by the Historic Canal Route identified in the adopted Wiltshire Core Strategy. Core Policy 53 safeguards this historic alignment with a view to their long-term re-establishment as navigable waterways, by not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Development on the site would result in the coalescence between Berryfield and Bowerhill.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Berryfield and will disproportionately elongate the settlement pattern of Berryfield.</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>The site may be in multiple ownership.</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

**4. Assessment of Viability**


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>          <b>No</b></p>

<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield to the west of Semington Road. Development of the site will lead to the coalescence between Berryfield and Bowerhill, adversely impacting the landscape and settlement character of Berryfield, contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. This is also likely to impact the agricultural setting of the Grade II listed Outmarsh Farm.</p> <p>Development of the site will lead to the loss of Grade 1 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Part of the site is safeguarded for the alignment of Melksham Link under WCS Core Policy 16 and to allow for the restoration of the Wilts and Berks Canal under Core Policy 35. The site may be in multiple ownership and has not been confirmed as available for development.</p>
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# 1005

1. Site Details	
<b>Site Reference / Name</b>	1005
<b>Site Address / Location</b>	Land South of the Sports Ground
<b>Gross Site Area</b> (Hectares)	8.26
<b>SHLAA/SHELAA Reference</b> (if applicable)	1005
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Mixed Use. The site is promoted for employment use as a part of a residential-led mixed use scheme at Land South of Bowerhill.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	252 dwellings (Wiltshire SHELAA); The site is promoted for employment use as a part of a residential-led mixed use scheme at Land South of Bowerhill.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Industrial and commercial to the north, community service to the west (air ambulance), agricultural to the south and east.
<b>Site Boundary</b>	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site does not contain national or locally identified wildlife-rich habitats but is adjacent to priority habitats (deciduous woodland) to the north.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from the A350 which could potentially be improved. Further consultation with the relevant Highways Authority would be required. The site is located in close proximity to the potential route of Melksham Bypass which should be considered as part of the site design.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, pedestrian access could not be created to the site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from the A350 which could potentially be improved to include cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW42 runs north-south across the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium to high sensitivity.</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site contains limited landscape features at present but its boundary hedgerows and mature trees which is characteristic of the Landscape Character Area should be retained. The site contributes to the rural and tranquil landscape character of the area. The presence of low voltage pylons and its proximity to the A350 detracts its rural landscape. The site is separated from Bowerhill by a clear physical boundary formed by the line of a dismantled railway and its development on the site would represent a significant advancement into open countryside beyond a defined settlement edge. It is acknowledged that the potential construction of Melksham Bypass is likely to change the landscape character of the site however this project is at its early stage.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity. The site is predominantly enclosed but has some intervisibility with the surrounding landscape owing to topography. Nevertheless it is often viewed against the backdrop of large scale employment development and therefore development of the site would introduce limited change to the character of identified views. Appropriate mitigation such as enhancing the existing boundary vegetation as screening may be required. The site is intersected by a Public Rights of Way connecting Bowerhill and the open countryside. Development of the site is likely to have localised impact on views from a Public Rights of Way connecting Bowerhill and the open countryside which would need to be appropriately mitigated.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in immediate proximity to designated heritage assets and has little visual relationship with designated heritage assets in this part of Melksham.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site intersects with the alignment of the Melksham Link under Wiltshire Core Strategy (WCS) Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal. The site is crossed by the Historic Canal Route identified in the adopted Wiltshire Core Strategy. Core Policy 53 safeguards this historic alignment with a view to their long-term re-establishment as navigable waterways, by not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
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## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Development of the site is likely to increase the risk of coalescence between Bowerhill and Semington however the development impacts on the visual, perceived and spatial gap between the two settlement are limited.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of the area between Bowerhill and the Kennet and Avon Canal. Development of the site is likely to have an urbanising impact on the area.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>


## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines (low-voltage)</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is proposed for employment use.</p>
<p><b>_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                   Presence of overhead powerlines</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for employment use.</p> <p>The site is greenfield to the south of Bowerhill adjacent to the designated Principal Employment Area. It is relatively free from environmental constraints and has existing agricultural access to the strategic road network which could be potentially improved to support the proposed development subject to consultation with the relevant Highways Authority.</p> <p>The site is separated from Bowerhill at present by a clear physical boundary formed by a dismantled railway and deciduous woodland. Development of the site would represent a significant encroachment into open countryside. However, the rural character of this area is diminished by the presence of overhead powerlines and the A350 and is likely to be further and significantly interrupted by the potential Melksham Bypass proposed to the south of the site. A Public Right of Way runs across the site from north to south, connecting Bowerhill to open countryside. Appropriate mitigation, such as the retention and enhancement of existing mature trees and boundary hedgerows, may be required. The site may form a logical extension of Bowerhill if developed alongside Site 1006. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16 and 53 of the adopted Wiltshire Core Strategy.</p> <p>The site is Grade 3 Agricultural Land and its development may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed site surveys.</p>

# 1006

1. Site Details	
<b>Site Reference / Name</b>	1006
<b>Site Address / Location</b>	Land South of Falcon Way, Bowerhill
<b>Gross Site Area (Hectares)</b>	58.91
<b>SHLAA/SHELAA Reference (if applicable)</b>	1006
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Mixed Use. The site is promoted for residential use as part of a wider residential-led mixed use scheme at Land South of Bowerhill.
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	1530 dwellings (Wiltshire SHELAA). Together with Site 1005, the site is promoted for approximately 800 dwellings.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential, commercial and industrial to the north, agriculture and greenfield to the south, east and west. Individual dwellings to the southwest and southeast.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site does not contain national or locally identified wildlife-rich habitats but is adjacent to priority habitats (deciduous woodland) to the north.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Brabazon Way which could be potentially improved. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Brabazon Way which could be potentially improved to provide pedestrian access. However the site is not connected to a continuous pedestrian network. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by agricultural access from Brabazon Way which could be potentially improved to provide cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW42 runs north-south across the westernmost section of the site and MELW45 runs along the northeastern border.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has multiple semi-mature trees within its boundaries and is directly adjacent to a mixed woodland. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	<1600m`	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium to high sensitivity.</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site contains limited landscape features at present but its boundary hedgerows and interspersed semi-mature trees characteristic of the Landscape Character Area should be retained. The site contributes to the rural and tranquil landscape character of the area. The presence of low voltage pylons and its proximity to the A350 detracts its rural landscape. The site is separated from Bowerhill by a clear physical boundary formed by the line of a dismantled railway and its development on the site would represent a significant advancement into open countryside beyond a defined settlement edge. It is acknowledged that the potential construction of Melksham Bypass is likely to change the landscape character of the site however this project is at its early stage. The site is bounded by the Kennet and Avon canal to the south and an appropriate landscape buffer may be required.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity. The site is partially screened to the north but has high intervisibility with the surrounding landscape, development would adversely impact on views of the surrounding open clay vale landscape as well as on views from the several Public Rights of Way crossing the site.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site may potentially have a visual relationship with a Grade II listed farmhouse to the southeast. Further heritage assessment would be required or understand the potential impacts and identify appropriate mitigation.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
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<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Development of the site is likely to increase the risk of coalescence between Bowerhill and Semington however the development impacts on the visual, perceived and spatial gap between the two settlement are limited.</p>
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## 2. Assessment of Suitability

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of the area between Bowerhill and the Kennet and Avon Canal. Development of the site is likely to have an urbanising impact on the area. Development of the site would constitute a significant urban extension to the south of Bowerhill.</p>
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## 3. Assessment of Availability

<p><b>_Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines.</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>800 dwellings (Site Promoter)</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years; 6-10 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                   Presence of overhead powerlines</p>

<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential-led mixed use development.</p> <p>The site is greenfield to the south of Bowerhill opposite the designated Principal Employment Area and residential areas in Bowerhill. The site is served by agricultural access from Brabazon Way which could be potentially improved, however further consultation with the relevant Highways Authority would be required to understand if the immediate road network could support the scale of development proposed.</p> <p>The site is separated from Bowerhill at present by a clear physical boundary formed by a dismantled railway and deciduous woodland. Development of the site would represent a significant advancement into the open countryside. However, the rural character of this area is diminished by the presence of overhead powerlines and the A350 and is likely to be further and significantly interrupted by the potential Melksham Bypass proposed to the south of the site. The Kennet and Avon Canal may be an appropriate new settlement edge but appropriate mitigation such as the use of landscape buffer may be required to soften the transition of Bowerhill to the open countryside. The site may form a logical extension of Bowerhill if developed alongside Site 1005. The proposed scale of development is likely to require the provision of supporting infrastructure.</p> <p>The site is intersected by multiple Public Rights of Way which are proposed for improvement. Existing semi-mature trees and boundary hedgerows should be retained. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16 and 53 of the adopted Wiltshire Core Strategy. The site may have a visual relationship with designated heritage assets at Seend Park which would need to be assessed and mitigated.</p>
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# 1025

1. Site Details	
<b>Site Reference / Name</b>	1025
<b>Site Address / Location</b>	Land South of Western Way
<b>Gross Site Area</b> (Hectares)	10.24
<b>SHLAA/SHELAA Reference</b> (if applicable)	1025
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential-led development
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	210 dwellings
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>PL/2022/08504 Outline application was refused in April 2023 for the erection of up to 210 residential dwellings and a 70-bed care home with associated access, landscaping and open space (Resubmission of 20/08400/OUT). The key reasons for refusal relate to conflict with the plan-led approach and infrastructure provision.</p> <p>20/08400/OUT Refusal for outline application for the erection of up to 231 residential dwellings and a 70-bed care home with associated access, landscaping and open space. The key refusal reasons relate to conflict with the plan-led approach, quantum of development proposed and infrastructure provision.</p>
<b>Neighbouring uses</b>	Residential to the north and east, industrial and commercial to the south and southeast, and greenfield and agricultural to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable vehicular access from the previously approved access at Pathfinder Place development and Western Way, subject to further consultation with the relevant Highways Authority. No objections were raised by the Highways Officers on the point of access and road network capacity of the refused planning application.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable pedestrian access from the previously approved access at Pathfinder Place development and Western Way, subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. There is potential to create suitable cycle access from the previously approved access at Pathfinder Place development and Western Way, subject to further consultation with the relevant Highways Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m (Pathfinder Place)	>1200m	<400m (Primary School proposed at Pathfinder Place)	<1600m	<400m	400-800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site has a simple landform and contains limited landscape features at present. However, its development will erode the last remaining buffer between Melksham and Bowerhill, contrary to the management strategy for this Landscape Character Area. It will also significantly increase the risk of coalescence between Berryfield and Bowerhill.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Low sensitivity.</b> The site is visually enclosed due to natural and physical screening and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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## 2. Assessment of Suitability

### Heritage Constraints


<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site would contribute to the merging of Melksham, Bowerhill, and Berryfield.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The scale of the site has the capacity to change the character of the southern edge of Melksham as well as removing the gap between settlements.</p>



# 1027

1. Site Details	
<b>Site Reference / Name</b>	1027
<b>Site Address / Location</b>	Land rear of Savernake Avenue
<b>Gross Site Area</b> (Hectares)	12.41
<b>SHLAA/SHELAA Reference</b> (if applicable)	1027
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Part of the site is promoted for 150 dwellings alongside Site 715
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	21/01629/OUT - Outline application for residential development of up to 150 dwellings, associated works and infrastructure, ancillary facilities, open space, landscaping with vehicular and pedestrian access from Woodrow Road. Withdrawn in May 2021. This includes the northern part of Site 1027 and Site 715.
<b>Neighbouring uses</b>	Residential to the west, agricultural, and greenfield to the north, east, and south.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk. Under 15% of the site is affected by surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Vehicular access to the site could be created from Woodrow Road. However, comments from the highways officer on the withdrawn application notes that residential development of this scale served solely by Woodrow Road is not supported. Development will also significantly increase traffic movements on the narrow and winding class lane to the north of the site to the detriment of highway safety.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Woodrow Road. The site is not connected to a continuous pedestrian network but opposite to a narrow footway on the opposite side.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Woodrow Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is crossed by MELW60.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is however adjacent to two trees at the rear of residential properties along Savernake Avenue which are protected under the Tree Preservation Order which should be considered as part of the development.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within. The site includes some semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

## 2. Assessment of Suitability

<p style="color: #008080;">Yes / No / Unknown</p>	
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	<p>Yes. The site is crossed by overhead power lines running east-west across its northern portion. Development of the site would need to be consulted with National Grid to ensure that the legally binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>Medium to high sensitivity.</p> <p>The site falls within the open clay vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east.</p> <p>The site contains limited landscape features at present and has a simple landform, pylons are a conspicuous vertical element of the surrounding landscape. However it makes a significant positive contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside. Comments from the Landscape Officer on the withdrawn planning application also note that developing the site would permanently alter the landscape from a rural open setting to the town to an urban residential extension of the town, resulting in a permanent loss of a quantum of green infrastructure. It fails to improve the visual influence of Melksham’s settlement edge.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b>                  The site is visually open and has high intervisibility with the surrounding landscape. Development on the site would adversely impact on views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area generally open and any development will be prominent within its surrounding, including potentially in longer views from the higher land to the east. It is also likely to adversely impact the character of public views from the Public Rights of Way.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact. The site is located opposite to the Grade II listed Woodrow House Farm. Comments on the Conservation Officer on the withdrawn application notes that development of the site will introduce a suburban form of development out of character with the existing agricultural landscape and would result in a level of harm to the designated heritage asset near to the site and a consequent diminution of its significance.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Yes. Comments from the Conservation Officer identified a number of historic cottages along the ribbon development which may be non-designated heritage assets, most notably a small cottage set in a large plot to the southwest of the listed building.</p>

**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>

**2. Assessment of Suitability**

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development on the site would constitute a substantial urban extension to Melksham which would change the character of the northeastern edge of the settlement while contributing to an urbanising effect on Woodrow Road.</p>
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**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>


**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   Presence of overhead powerlines</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham but relatively remote from key services in Melksham. The site could only be accessed via Woodrow Road at present which is unable to support the scale of development anticipated.</p> <p>The site makes a positive contribution to the rural and tranquil character of the area which will be permanently altered with an urban residential extension of the town, contrary to the Management Strategy for this Character Area. Development of the site will have a prominent and adverse impact on views of the surrounding Open Vale Landscape, Public Rights of Way and longer views from the Special Landscape Area. This is likely to affect the agricultural setting in which Woodrow House Farm is experienced and cause harm to the setting of several historic cottages along the ribbon development.</p> <p>Other key existing constraints identified include the presence of mature trees, the need to retain and enhance the existing Public Rights of Way which crosses the site, the presence of overhead powerlines and the loss of Grade 3 Agricultural Land.</p> <p>The site may be appropriate for further consideration as a large scale urban extension alongside Site 715, 3479 and 3478, which may help mitigate some of the identified constraints, particularly with access and infrastructure provision.</p>

# 1031

1. Site Details	
<b>Site Reference / Name</b>	1031
<b>Site Address / Location</b>	Dismantled Railway
<b>Gross Site Area</b> (Hectares)	0.80
<b>SHLAA/SHELAA Reference</b> (if applicable)	1031
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	29 dwellings (Wiltshire SHLEAA 2017); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Community service to the south (air ambulance), commercial to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>



**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site entirely comprises of priority habitats (Deciduous Woodland) where its loss is unavoidable if developed.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from the A350.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, pedestrian access could not be created to the site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from the A350.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within, the site is designated as broadleaved forest. further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required. The site is a dismantled railway.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m but adjacent to employment areas	<400m	>1200m	>1200m	1600-3900m	400-800m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>High sensitivity. The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges. The site contains deciduous woodland which supports the transition of Bowerhill to the open countryside and plays a key role in softening the settlement edge of Bowerhill. Development of the site would require substantial removal of existing trees and will be contrary to the management strategy for this Landscape Character Area.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity. The site is a deciduous woodland with some intervisibility with the surrounding open countryside.</p>

**Heritage Constraints**

**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is in proximity to a pair of Grade II listed cottages but its development is unlikely to have a significant adverse impact on the designated heritage asset's significance or setting.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site. Development of the site should consider its impacts on the former railway line which forms part of the area's industrial heritage.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

_Is the site available for development? Yes / No / Unknown	Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.
_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
_Is there a known time frame for availability? _Available now / 0-5 years / 6-10 years / 11-15 years	Available Now

### 4. Assessment of Viability


_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	Unknown
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### 5. Conclusions

_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)	N/A
_Other key information	
_Overall rating (Red/Amber/Green) _The site is suitable and available _The site is potentially suitable, and available. _The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red  No

_Summary of justification for rating	<p>The site is not suitable for allocation for residential development.</p> <p>The site entirely comprises priority habitats (Deciduous Woodland) where its loss is unavoidable if developed. Development of the site would be contrary to Paragraph 180 of the National Planning Policy Framework which states that Local Planning Authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. This report shows that alternative sites with less harmful impacts are potentially suitable and available within the Neighbourhood Area. Allocation of the site for residential use in the Neighbourhood Plan Review may also be contrary to Paragraph 179 of the NPPF which states that plans should promote the conservation, restoration and enhancement of priority habitats.</p> <p>The existing woodland also plays a key role in supporting the transition of Bowerhill to the open countryside and softening the harsh settlement edge. Development of the site will be contrary to the management of this Landscape Character Area. Other key constraints identified relate to pedestrian access and the loss of Grade 3 Agricultural Land.</p>
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# 1034

1. Site Details	
<b>Site Reference / Name</b>	1034
<b>Site Address / Location</b>	Land adjacent to Woolmore Manor
<b>Gross Site Area</b> (Hectares)	0.58
<b>SHLAA/SHELAA Reference</b> (if applicable)	1034
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	21 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the southwest, agricultural and greenfield to the northwest.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from Bath Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Bath Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Bath Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by a mature and semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	<400m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site contains limited landscape features at present and has simple landform. Therefore the site has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity.                  The site is visually enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact. The site is adjacent to the Grade II* listed Woolmore Manor. The impact from residential development on the surrounding agricultural land was considered in the refused planning application for Site 3219. The Inspector concludes that the development would fail to preserve the setting of the Grade II* listed building, as the presence of the access would sever the</p>
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## 2. Assessment of Suitability

	<p>Manor from the adjacent field by introducing a barrier of some sort of development and diminish the size of the agricultural field which contributes to the Manor's agricultural surrounds. Housing development would also compromise the sense of openness and the apparent rural landscape around the listed building, and divorce the Manor from the remaining open land in this area, resulting in the designated heritage asset being even more enclosed by built development. It is also concluded that by the introduction of housing in this field would detract from the character and appearance of the countryside.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>_Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>The site is solely owned by Wiltshire Council. The site is currently subject to a long lease however the agreement clause provides the landowner to terminate the lease for development purposes.</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available Now</p>

**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>No</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is a greenfield adjacent to the settlement boundary of Bowerhill. The site is in close proximity to local services and is adjacent to an existing bus stop.</p> <p>The site is adjacent to the Grade II* listed Woolmore Manor. The impact of residential development on the surrounding agricultural land was considered in the refused planning application for Site 3219, in which the Inspector concludes that the development will compromise the sense of openness and apparent rural landscape around the listed building. There are limited mitigation strategies which could adequately mitigate the adverse impact on the setting of the designated heritage assets. Other identified key constraints include the presence of mature trees and the loss of Grade 3 Agricultural Land.</p>

# 3310

1. Site Details	
<b>Site Reference / Name</b>	3310
<b>Site Address / Location</b>	Land west of Shurnhold Road
<b>Gross Site Area</b> (Hectares)	9.40
<b>SHLAA/SHELAA Reference</b> (if applicable)	3310
<b>Existing land use</b>	The site is predominantly agricultural land, with some hard-standing and warehousing.
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The promoter indicates that a lower quantum of development compared with the previously dismissed appeal will be progressed (at circa 200-250 homes) to enable greater levels of mitigation; 287 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>14/11919/OUT - Outline planning application with all matters reserved except for access, for demolition of existing structures and construction of up to 263 dwellings with access, open space, landscaping and associated works refused and appeal dismissed (2016). The Inspector notes that:</p> <ul style="list-style-type: none"> <li>- The proposal is outside of the settlement boundaries identified in the adopted Local Plan</li> <li>- The Inspector identifies that the site does not comprise part of a 'valued' landscape with the meaning of the NPPF and acknowledges that the indicative masterplan could to some extent mitigate the harm identified. The Inspector has concluded that the proposal would result in moderate localised harm to the landscape character of the area.</li> <li>- The proposal would lead to the loss of some 4 hectares of best and most versatile agricultural land</li> <li>- The Inspector has found that there would be less than substantial harm to the significance of designated heritage assets. In particular, the proposal would result in a serious degradation of the setting of Shurnhold Farmhouse which places the impact at the upper end of the 'less than substantial harm' range. Mitigation measures including the retention of viewing corridors and a set-back of development from the road frontage would assist in preserving views but would not offer much compensation for the loss of agricultural land associated with the farmhouse which is a key element to its setting.</li> <li>- The Inspector has also found that there would be less than substantial harm to the setting of the listed buildings at 40-42 Bath Road and has placed his harm at the lower end of the spectrum. There would also be less than substantial harm caused to the setting of the Shurnhold House, albeit it would represent a relatively small detrimental effect.</li> </ul>
<b>Neighbouring uses</b>	Primarily agricultural with residential to the west. Some light industrial units located to the centre of the site.

## 1. Site Details

**Site Boundary**



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Site is located along indicative green infrastructure corridor (Melksham Neighbourhood Plan).

**2. Assessment of Suitability**

<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b>  <i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>                  See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b>                  See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site comprises Grade 2 Very Good Agricultural Land and Grade 3 Good to Moderate Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is currently accessed from Chapel Lane which is a private road, from the southern edge of the site. It is likely that this track would need to be upgraded to facilitate access to the site. As part of the planning application for any proposal, the relevant local highways authority would need to be consulted.</p>

## 2. Assessment of Suitability

<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No, the site is not served by pedestrian access.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes, cycle access could potentially be created to the site pending upgrade of Chapel Lane road, the relevant local highways authority would need to be consulted.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes, MELK22 crosses the site at its southwestern corner, MELK24 crosses the site at its northern portion.</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Yes, within. The site has multiple mature trees as its border. Further arboricultural assessment would be required to understand their significance.</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p><b>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</b></p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><b>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</b></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	<400m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> </ul>	<p><b>Medium sensitivity</b> The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is</p>
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**2. Assessment of Suitability**

<ul style="list-style-type: none"> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Melksham and plays a key role in supporting the transition of Melksham into the open countryside. Development on the site would represent a significant advancement into open countryside.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p><b>High sensitivity.</b></p> <p>The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the surrounding limestone lowland, as well as the views from the Public Right of Way which crosses the site.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact. The site wraps around the grade II listed 18C Shurnhold Farmhouse. The potential development impacts of the site on the designated heritage asset was considered as part of the appeal for the refused planning application. The Inspector has concluded that the proposal would result in a serious degradation of the setting of Shurnhold Farmhouse, and while mitigation measures including the retention of viewing corridors and a set-back of development from the road frontage would assist in preserving views they would not offer much compensation for the loss of agricultural land associated with the farmhouse which is a key element to its setting. The Inspector has also found that there would be less than substantial harm to the setting of the listed buildings at 40-42 Bath Road and has placed his harm at the lower end of the spectrum. There would also be less than substantial harm caused to the setting of the Shurnhold House, albeit it would represent a relatively small detrimental effect.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p>	<p>No</p>

## 2. Assessment of Suitability

<b>_Yes / No / Unknown</b>	
<b>_Are there any other relevant planning policies relating to the site?</b>	The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	<b>Greenfield</b>
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	<b>Adjacent to and connected to the existing built up area.</b>
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	<b>Adjacent to and connected to the existing settlement boundary.</b>
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	Development of the site would increase the risk of coalescence between Melksham and Shaw
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	<b>Yes. Development of the site would constitute a significant urban extension to Melksham and is likely to have an urbanising impact on Shurnhold.</b>

## 3. Assessment of Availability

<b>_Is the site available for development?</b> <i>Yes / No / Unknown</i>	<b>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</b>
<b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>_Is there a known time frame for availability?</b> <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b>	<b>Available Now</b>


## 4. Assessment of Viability

<b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	<b>No</b>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b></p> <p><b>No</b></p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield opposite the built up area of Shurnhold in Melksham. It wraps around the Grade II listed Shurnhold Farmhouse. Development of the site would lead to the loss of agricultural land associated with the farmhouse which is a key element to its setting, resulting in harm to the significance of the designated heritage asset. This will also lead to the loss of the Best and Most Versatile Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development on the site would also represent a significant advancement into open countryside and is likely to have an urbanising impact on Shurnhold, adversely impacting the settlement and landscape character of Melksham. The site poorly relates to the settlement pattern of Melksham. The site is also highly visible from the surrounding limestone lowland and Public Rights of Way.</p> <p>Other key constraints identified include the presence of mature trees and potential heritage impacts on designated heritage assets at Bath Road and Shurnhold House.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>

# 3107

1. Site Details	
<b>Site Reference / Name</b>	3107
<b>Site Address / Location</b>	North West of Woodrow Road
<b>Gross Site Area</b> (Hectares)	7.84
<b>SHLAA/SHELAA Reference</b> (if applicable)	3107
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	239 dwellings (Wiltshire SHELAA); The site was proposed for up to 77 dwellings in the refused planning application (16/05644/OUT).
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	16/05644/OUT - Planning application refused and appeal withdrawn (August 2017) for the outline planning application for the development of up to 77 residential units (including 30% affordable housing), open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway). The main reason for refusal is that the site lies outside the limits of development defined for the market town of Melksham as identified in the Wiltshire Core Strategy. The unjustified development would result in loss of open countryside which would cause a degree of harm through the erosion of the rural aspect and approach to the established settlement which bolsters the Council's in principle opposition to the development.
<b>Neighbouring uses</b>	Residential to the south and southeast, agricultural to the northwest.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to provide vehicle access from Woodrow Road. Comments from the Highways Officer on the refused planning application for 77 dwellings has no objection and consider the design of the proposed access onto Woodrow Road to be acceptable. It notes that a two-way road could be accommodated and that the proposed development capacity would not lead to a substantial or significant increase in road traffic. The site connects to a narrow and winding Class C lane to the north of the site. The cumulative development impact of potential development on the highway network should be further consulted with the Highways Authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to provide pedestrian access from Woodrow Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to provide cycle access from Woodrow Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW66 partially crosses the southwestern tip of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p>	<p>Yes, within. The site is bordered by semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>

## 2. Assessment of Suitability

<i>Within / Adjacent / No / Unknown</i>	
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	The site is crossed at its centre by overhead power lines. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: orange;">Medium Sensitivity.</p> <p style="color: orange;">The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network. Comments from the Landscape Officer on the refused planning application raises no objection on the proposed development provided that the design approach incorporates a comprehensive landscape strategy, including the provision of adequate landscape buffers to retain and enhance existing mature hedgerows to field boundaries. An overhead powerline with pylons bisects the field west to east which detracts its landscape character.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b>                  Although the site is screened from the south, it has some intervisibility with the surrounding landscape.                  Development may adversely impact on views toward the Special Landscape area to the east, as well as the views from the Public Right of Way nearby to the north subject to further visual assessments.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is relatively well screened to the east and west. Comments from Heritage Officer notes that there would be limited impact on the setting of designated heritage assets in Melksham. The site has limited impacts on the distant view to Melksham from designated heritage assets at Beanacre.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site partly covers the alignment of the Melksham Link under Wiltshire Core Strategy (WCS) Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal. The site is crossed by the Historic Canal Route identified in the adopted Wiltshire Core Strategy. Core Policy 53 safeguards this historic alignment with a view to their long-term re-establishment as navigable waterways, by not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult, and ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.</p>
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
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## 2. Assessment of Suitability

<i>Outside and not connected to</i>	
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development on the site would constitute a substantial urban extension to Melksham which would change the character of the northeastern edge of the settlement while contributing to an urbanising effect on Woodrow Road.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>


## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines</p>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Partial development at 77 dwellings (planning application). Wiltshire SHELAA indicates a development capacity of 239 if the site is fully developed.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>The northern part of the site may include archaeology evidence.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                      The site is <b>suitable and available</b>                      The site is <b>potentially suitable, and available.</b>                      The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                      Yes / No</p>	<p style="color: #FFA500; font-weight: bold;">Amber</p> <p>Presence of overhead powerlines</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located to the northeast of Melksham adjacent and connected to the settlement boundary. The site is not in close proximity to key services but is close to an existing bus stop with frequent services to Melksham. Suitable vehicle, cycle and pedestrian access could be created from Woodrow Road as confirmed in the refused planning application to support partial development of the site (77 dwellings), subject to further consultation with the Highways Authority and considerations of the potential cumulative development impact on the highways network.</p> <p>Comments from the Landscape Officer on the refused planning application have no raised objections on the partial development of the site provided that a comprehensive landscape strategy is included. Development of the site would nevertheless extend the settlement into the open countryside with some intervisibility with the surrounding landscape and the Public Rights of Way network, which would need to be appropriately mitigated, such as through the provision of a soft landscaped settlement edge.</p> <p>The site is crossed at its centre by overhead power lines which are likely to affect its viability and reduce its developable area. Further consultation with the National Grid would be essential. The site may contain archaeological evidence which would need to be further investigated. Development of the site would need to consider the historic canal alignment and restoration of the Wilts and berks canal in relation to Core Policy 16 and 53 of the adopted Wiltshire Core Strategy Other key constraints identified relate to the loss of Grade 3 Agricultural Land and ecology.</p>



# 3219

1. Site Details	
<b>Site Reference / Name</b>	3219
<b>Site Address / Location</b>	Woolmore Manor Field
<b>Gross Site Area</b> (Hectares)	1.22
<b>SHLAA/SHELAA Reference</b> (if applicable)	3219
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	44 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	15/08387/OUT - outline application refused and appeal dismissed (October 2015) for 8 dwellings and associated access. The Inspector concludes that the development would fail to preserve the setting of the Grade II* listed building, as the presence of the access would sever the Manor from the adjacent field by introducing a barrier of some sort of development and diminish the size of the agricultural field which contributes to the Manor's agricultural surrounds. Housing development would also compromise the sense of openness and the apparent rural landscape around the listed building, and divorce the Manor from the remaining open land in this area, resulting in the designated heritage asset being even more enclosed by built development. It is also concluded that by the introduction of housing in this field would detract from the character and appearance of the countryside.
<b>Neighbouring uses</b>	Community use to the southeast (education), greenfield and agricultural to the north and immediate west.
<b>Site Boundary</b>	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: orange;">Site is located along indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: green;">No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from Bath Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Bath Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Bath Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature and semi-mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	<1600m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site contains limited landscape features at present and has simple landform. Therefore the site has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.                  The site has some intervisibility with the wider landscape due to the lack of screening on its eastern boundary.</p>

**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact. The site is adjacent to the Grade II* listed Woolmore Manor. The impact from residential development on the site has been considered as part of the refused planning application. The Inspector concludes that the development would fail to preserve the setting of the Grade II* listed building, as the presence of the access would sever the Manor from the adjacent field by</p>
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## 2. Assessment of Suitability

	<p>introducing a barrier of some sort of development and diminish the size of the agricultural field which contributes to the Manor's agricultural surrounds. Housing development would also compromise the sense of openness and the apparent rural landscape around the listed building, and divorce the Manor from the remaining open land in this area, resulting in the designated heritage asset being even more enclosed by built development. It is also concluded that by the introduction of housing in this field would detract from the character and appearance of the countryside.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

_Is the site available for development? Yes / No / Unknown	Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.
_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	No
_Is there a known time frame for availability? _Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

### 4. Assessment of Viability

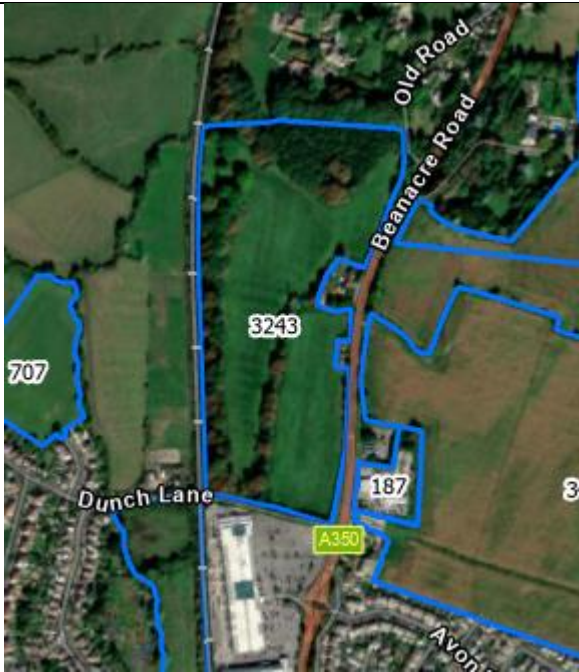
_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	No
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### 5. Conclusions

_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)	N/A
_Other key information	
_Overall rating (Red/Amber/Green) _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b> Are there any known viability issues? Yes / No	Red  No

_Summary of justification for rating	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Bowerhill. The site is in close proximity to local services and is adjacent to an existing bus stop.</p> <p>The site is adjacent to the Grade II* listed Woolmore Manor. The impact of residential development on the surrounding agricultural land was considered in the refused planning application, in which the Inspector concluded that the development would compromise the sense of openness and apparent rural landscape around the listed building. There are limited mitigation strategies possible which could adequately mitigate the adverse impact on the setting of the designated heritage assets. Other identified key constraints include the presence of mature trees and the loss of Grade 3 Agricultural Land.</p> <p>The site falls under the recommended Green Wedge between Bowerhill and Melksham (Location 8) of the JMNP Green Gap and Green Wedge Assessment 2023.</p>
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# 3243

1. Site Details	
<b>Site Reference / Name</b>	3243
<b>Site Address / Location</b>	Land north of Dunch Lane
<b>Gross Site Area</b> (Hectares)	10.20
<b>SHLAA/SHELAA Reference</b> (if applicable)	3243
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	311 dwellings (Wiltshire SHELAA); The site is assessed for 150 dwellings in this assessment (proposed capacity in the latest withdrawn planning application)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	PL/2021/05391 - Outline planning application for up to 150 dwellings with formal and informal public open space, including areas of play, associated landscaping and vehicular and pedestrian accesses off the A350 (Beanacre Road). Withdrawn in November 2022.
<b>Neighbouring uses</b>	Commercial to the south, greenfield and low density residential to the east, west, and north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Approximately two thirds of the site comprises Grade 2 Very Good Agricultural Land. The remaining western section of the site comprises Grade 3 Good to Moderate Quality Agricultural Land.</p>



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes. The northern woodland on the site is identified as a Priority Habitat (Deciduous Woodland). Further ecological assessments would be required.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat.</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Suitable vehicular access could be potentially created via the A350 Beanacre Road. The adopted Wiltshire core Strategy CP62 states that proposals for new development should not be accessed directly from the national primary route outside built-up areas, unless an over-riding need can be demonstrated. Alongside concerns on the detailed design of access arrangements, consultation with the Highways Authority on the withdrawn application notes that as the access is from a busy primary route, it is essential that the access arrangement proposed is subject to a fully independent Stage 1 and Stage 2 safety audit as required by the Wiltshire Council Safety Audit Guidance Document. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Suitable pedestrian access connecting Dunch Lane and Beanacre Road could be potentially created subject to further consultation with the relevant Highways Authority. The site is connected a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Suitable cycle access connecting Dunch Lane and Beanacre Road could be potentially created subject to further consultation with the relevant Highways Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes. MELW92 runs along the northern boundary of the site.</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes. Four woodland compartments on the site are protected under the Tree Preservation Order.</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>The Tree Survey Report to the withdrawn planning application identifies three potential veteran ash trees on site.</p>

**2. Assessment of Suitability**

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is crossed by overhead power lines running east-west across its northern portion. Development of the site would need to be consulted with National Grid to ensure that the legally binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>High sensitivity. The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. The River Avon Corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The area is generally an intimate river corridor, lined with riverside trees, including alder and willow. Therefore, development on the site would represent a significant adverse impact on a key landscape asset as well as represent a significant advancement into open countryside.</p> <p>Development of the site will also lead to the coalescence between the village of Beanacre and Melksham town. It is acknowledged that the power lines which run through the centre of the current site reduces its landscape sensitivity.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low to medium sensitivity. The site is generally well screened by existing vegetation. Development will have a minimal impact on the wider landscape if the existing screening is retained.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact subject to further heritage assessment. The site is in close proximity to a number of designated heritage assets including the Grade II* listed Beanacre Manor and its associated Grade II listed stables, gate piers, walls and gazebo, Grade I listed Beanacre Old Manor and its associated Grade II listed barn, Grade II listed Beechfield House and Grade II listed Halfway Farmhouse. Pre-Application assessment conducted by Wiltshire Council's Heritage Officers note that the rural character of the village and its separation from the urban edge of Melksham contribute to the setting and significance of the designated heritage assets, particularly in relation to the ownership by Amesbury Abbey, the deliberate construction of a country house at Beechfield and the development of the farmstead at Halfway. It is concluded that development of the site will erode any sense of remaining gap between the urban Melksham and the village of Beanacre, bringing the village within the urban area. The development will diminish the remaining rural setting of all the assets involved and the contribution that this makes to their significance. It is acknowledged in the assessment that although the tranquillity of the village has been seriously compromised by road noise from the main road, it remains legible as a separate and distinct rural settlement.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built-up area.</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary.</b></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes. Development of the site is likely to contribute to the merging of Melksham and Beanacre.</b></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes. Development of the site would constitute a significant urban extension to Melksham and is likely to have an urbanising impact on Beanacre Road.</b></p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</b></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p><b>Available now</b></p>

## 4. Assessment of Viability


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p><b>Presence of overhead powerlines</b></p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   Presence of overhead powerlines</p>

<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between the northern edge of Melksham and the rural village of Beanacre. Contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. Development of the site will lead to the coalescence of the two distinct settlements, adversely impacting the settlement and landscape character of Beanacre. It will also significantly diminish the rural character of the village and its separation from the urban edge of Melksham which currently contributes to the setting and significance of Beanacre Manor, Beechfield House and Halfway Farm. The site falls under the recommended Green Wedge between Beanacre and Melksham (Location 3) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Other identified key constraints include the presence of woodlands which are protected under the Tree Preservation Order and identified as Priority Habitats, concerns on points of access and the presence of overhead powerlines which may impact the viability of the site.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>
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# 3249

1. Site Details	
<b>Site Reference / Name</b>	3249
<b>Site Address / Location</b>	398a The Spa
<b>Gross Site Area</b> (Hectares)	1.12
<b>SHLAA/SHELAA Reference</b> (if applicable)	3249
<b>Existing land use</b>	Residential
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	41 dwellings (Wiltshire SHELAA); The site is promoted for 19 dwellings (18 net additional dwellings) in the refused planning application (16/09712/FUL).
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	16/09712/FUL - Refusal (2017) for demolition of dwelling and associated outbuildings and the erection of an apartments building (8 no. Use Class C3 flats), erection of 11 no. detached dwellinghouses (Use Class C3) with car parking, access and associated landscaping due to site location outside of development boundary. In addition, development of the site will lead to the loss of the last agricultural gap between the built up area of Melksham and the Spa Grade II listed buildings, which would significantly diminish the sense of openness and the apparent rural landscape around the listed buildings. Other reasons for refusal relate to insufficient information submitted in relation to archaeology, habitats and surface water.
<b>Neighbouring uses</b>	Residential to the south and on part of the southwest of the site, future residential to the north, greenfield and agricultural to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife-rich habitats, but is adjacent to multiple identified priority habitats (deciduous woodland).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The western portion of site is currently served by single dwelling driveway access to The Spa. Suitable vehicular access could be created from The Spa pending consultation with the relevant local highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access via The Spa.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access to The Spa.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by mature and semi-mature trees. Further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>



**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	<1600m	400-800m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Low landscape sensitivity.</i> The site contains limited landscape features at present and has simple landform. Therefore the site has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Low sensitivity.</i> The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Direct impact. The site is adjacent to a cluster of Grade II listed buildings at the Spa. The impact of further residential development of the site on the designated heritage assets are considered through the refused planning application. It is concluded that development of the site will lead to the loss of the last agricultural gap between the built up area of Melksham and the Spa Grade II listed buildings, which would significantly</i></p>
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2. Assessment of Suitability	
	diminish the sense of openness and the apparent rural landscape around the listed buildings.
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land.
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built-up area.
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary.
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No. Development on the site would not result in neighbouring settlements merging into one another.
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No. The site is not large enough to significantly change the size and character of the existing settlement.



# 3352

1. Site Details	
<b>Site Reference / Name</b>	3352
<b>Site Address / Location</b>	Roundponds Farm
<b>Gross Site Area</b> (Hectares)	29.54
<b>SHLAA/SHELAA Reference</b> (if applicable)	3352
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	639 dwellings (Wiltshire SHELAA); No indicative capacity proposed by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily agricultural with residential to the north and industrial and commercial to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is located along indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. Part of the site to the west and southeast is within Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site comprises Grade 2 Very Good Agricultural Land and Grade 3 Good to Moderate Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is currently served by an agricultural access point from the A365 which would require upgrades to provide suitable access for a major development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be connected to pedestrian access via the A365.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access via the A365.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is crossed by MELK22 east-west, MELK23 along the southeastern boundary of the site, MELW118 across the southern portion, MELK28 through the site's centre, and MELW105 through the western edge.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site contains several mature trees and is bordered by mature and semi-mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	<400m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity.                  The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.                  The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Melksham and plays a key role in supporting the transition of Melksham into the open countryside. Development on the site would represent a significant advancement into open countryside. It is acknowledged that the existing presence of overhead powerlines reduces its landscape sensitivity.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity.                  The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the surrounding limestone lowland, as well as the views from the Public Rights of Way which cross the site.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Whitley. Development of the site would constitute a significant urban extension to Melksham and is likely to have an urbanising impact on Shurnhold.</p>



### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available Now</p>


### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines</p>
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### 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b></p> <p>Presence of overhead powerlines</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield partially adjacent to the settlement boundary of Melksham. Part of the site falls outside of the Neighbourhood Area. Whilst in an accessible location in close proximity to Melksham Railway Station and existing local bus services, it is separated from the rest of Melksham by the railway line and poorly related to the built development of Shurnhold. Development of the site is likely to have an adverse impact on the agricultural setting of Shurnhold Farmhouse and Shurnhold House. Development on the site would also represent a significant encroachment into open countryside and is likely to have an urbanising impact on Shurnhold, adversely impacting the settlement and landscape character of Melksham. The site is also highly visible from the surrounding limestone lowland and Public Rights of Way.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The western and southeastern part of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. Other key constraints identified relate to the presence of overhead powerlines, proximity to sewage treatment works and ecology.</p> <p>The site is located within the Minerals Safeguarding Zone where Wiltshire Council will resist non-mineral development that may prevent or adversely affect current or possible future mineral extraction and/or associated operations unless it meets the exception criteria in Policy MDC4 of the Minerals Strategy such as that appropriate prior extraction can take place prior to or in phase with the proposed non-mineral development.</p>

# 3333

1. Site Details	
<b>Site Reference / Name</b>	3333
<b>Site Address / Location</b>	Land to North of River Avon (Area 8)
<b>Gross Site Area</b> (Hectares)	2.27
<b>SHLAA/SHELAA Reference</b> (if applicable)	3333
<b>Existing land use</b>	Industrial
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	0 dwellings (Wiltshire SHELAA); Assessed in the 2017 AECOM Site Options and Assessment (Site 3)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily industrial and commercial, with leisure (park) to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is located adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan), and adjacent to public open space (King George V Park).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Change of use could however present an opportunity to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

2. Assessment of Suitability	
<i>Yes / No / Unknown</i>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats. However, the site is adjacent to River Avon. Further ecological assessments may be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from two points, at the A3102 pending consultation from the relevant highways authority which may require reconfiguration of the A3102 junction. Or via Scotland Road to the north of the site.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access could be created to the site from the A3102, or from Scotland Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access could be created to the site from the A3102, or from Scotland Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature trees at its eastern border with the River Avon. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Owing to the site's current use as an industrial site, the possibility of land contamination should be investigated and appropriately remediated in accordance with Core Policy 56 of the Wiltshire Core Strategy.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.                  The site is largely enclosed and has low intervisibility with the surrounding landscape, development on the site may impact on views of the Avon Clay River Floodplain which is a key landscape asset. The site is likely to be visible from the opposite side of River Avon from King George V Park.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact possible, the site borders a grade II listed C19 large house, since converted to office use, as part of the Avon Rubber Company premises. It is also in close proximity to listed gate structures. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site would constitute brownfield development and is not large enough to significantly change the size and character of the existing settlement.</p>

**3. Assessment of Availability**

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Potential demolition of existing buildings and contamination due to historic uses</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>80 dwellings taking into account the need to mitigate against flood risk and access</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years; 6-10 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available</b>.                  The site is <b>not currently suitable, and available</b>.  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>Potential demolition of existing buildings and contamination due to historic uses</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential or mixed use development.</p> <p>The site is previously developed land currently in employment use within the settlement boundary of Melksham. It forms part of the wider operations at Cooper Tires. The site in its current use detracts from the quality of the townscape. Redevelopment of the site provides significant opportunities for enhancing the quality of the public realm at this accessible location; helping to deliver high quality housing and employment provision. The site also offers significant opportunities for further enhancing and opening up the riverside area of this part of Melksham, linking with key existing and proposed green and blue infrastructure networks.</p> <p>The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors. Other key constraints identified relate to ecology, potential land contamination and potential impacts on designated heritage assets.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham. Partial residential development of the Cooper Tires site may not be compatible with its existing industrial operations. Appropriate mitigation may be required if Site 3333 is proposed for residential development on its own.</p>
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# 3334

1. Site Details	
<b>Site Reference / Name</b>	3334
<b>Site Address / Location</b>	Land to North of River Avon, Avonside (Area 9)
<b>Gross Site Area (Hectares)</b>	1.48
<b>SHLAA/SHELAA Reference (if applicable)</b>	3334
<b>Existing land use</b>	Industrial and Residential
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	0 dwellings (Wiltshire SHELAA); Assessed in the 2017 AECOM Site Options and Assessment (Site 2)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Commercial to the north and south, residential to the northwest, greenfield to the west.
<b>Site Boundary</b>	

## 2. Assessment of Suitability

Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is located along indicative green infrastructure corridor, and a high spatial priority woodland improvement area.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Change of use could however present an opportunity to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: #C00000;">Yes / No / Unknown</p>	Adjacent to priority habitats (deciduous woodland)
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: #C00000;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: #008080;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat.
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	Yes, single directional vehicular access could potentially be created to the site from the A3102 pending consultation with the relevant local highways authority.
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	Yes, pedestrian access could be created to the site from the A3102.
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	Yes, cycle access could be created to the site from the A3102 pending consultation with the relevant local highways authority.
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: #C00000;">Yes / No / Unknown</p>	No, there are no PRoW crossing the site.
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: #C00000;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: #C00000;">Within / Adjacent / No / Unknown</p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: #C00000;">Within / Adjacent / No / Unknown</p>	Yes, adjacent. The site has two several mature trees at its southwestern boundary. Further arboricultural assessment would be required to understand their significance.
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p style="color: #C00000;">Yes / No / Unknown</p>	Owing to the site's current use as an industrial site, the possibility of land contamination should be investigated and appropriately remediated in accordance with Core Policy 56 of the Wiltshire Core Strategy.

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.                  The site is largely enclosed and has low intervisibility with the surrounding landscape, development on the site may impact on views of the Avon Clay River Floodplain which is a key landscape asset.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site. The site may contribute to the area's industrial heritage subject to further heritage assessments.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site falls under the designated Principal Employment Area as per the Wiltshire Core Strategy 2015. Core Policy 35 states that principal employment areas should be retained for employment purposes to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. CP35 includes criteria to be met if there are proposals for the redevelopment of PEAs but there are no supporting evidence that the criteria are met in the submitted information.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site would constitute brownfield development and is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

#### 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**


*Yes / No / Unknown*

Potential demolition of existing buildings and contamination due to historic uses

#### 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>40- 60 dwellings (based on ratio of mixed use development of 3:7 – 0:10 (employment: residential)). The site may be more appropriate for mixed use development given its existing industrial land use protection.</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years; 6-10 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b></p> <p>Potential demolition of existing buildings and contamination due to historic uses</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential or mixed use development subject to mitigation of identified constraints and policy changes in joint consideration with Wiltshire Council.</p> <p>The site is previously developed land within the settlement boundary of Melksham. It is in an accessible location in close proximity to the town centre and the railway station.</p> <p>It comprises several residential dwellings at the frontage and business units. Development of the site may improve the interface between residential dwellings and the existing industrial space, as well as the overall townscape character of Melksham. The site is however allocated and safeguarded for employment uses as a Principal Employment Area under Core Policy 35 of the adopted Wiltshire Core Strategy. The Wiltshire Local Employment Land Needs and Supply Assessment Update (June 2022) shows that there is forecast demand in Melksham for office and industrial space. A policy change to be consulted with Wiltshire Council would be required should the site is to be allocated for residential development. Owing to its existing use, it is likely that remediation works will be required to address potential ground contamination.</p> <p>The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors. Other key constraints identified relate to ecology, potential land contamination and potential impacts on designated heritage assets.</p>

# 3335

1. Site Details	
<b>Site Reference / Name</b>	3335
<b>Site Address / Location</b>	Land to North of River Avon (Area 10)
<b>Gross Site Area (Hectares)</b>	1.19
<b>SHLAA/SHELAA Reference (if applicable)</b>	3335
<b>Existing land use</b>	Open Space
<b>Land use being considered</b>	Residential (alongside environmental improvements along the River)
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	0 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Utilities to the west (electricity sub-station). Commercial to the west and southwest. Residential to the north.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is located along indicative green infrastructure corridor (Melksham Neighbourhood Plan), and a high spatial priority woodland improvement area.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The site is entirely in Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is identified as urban land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Adjacent to priority habitats (deciduous woodland)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by vehicular access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by pedestrian access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by semi-mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is located directly adjacent to an electrical substation, development of the site may require further consultation with National Grid.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity.                  The site contains limited landscape features at present and has a simple landform. The site is surrounded by built-up area. Therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.                  The site is largely enclosed and has low intervisibility with the surrounding landscape, development on the site may impact on views of the Avon Clay River Floodplain which is a key landscape asset.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is identified as an Amenity Green Space in the Joint Melksham Neighbourhood Plan. Policy 14 states that development proposals that involve the whole or partial loss of an existing open space must demonstrate from an assessment of open space provision using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.</p> <p>The site also falls under the designated Principal Employment Area as per the Wiltshire Core Strategy 2015. Core Policy 35 states that principal employment areas should be retained for employment purposes to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. CP35 includes criteria to be met if there are proposals for the redevelopment of PEAs but there are no supporting evidence that the criteria are met in the submitted information.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 2. Assessment of Suitability

Yes / No / Unknown

## 3. Assessment of Availability

<p><b>Is the site available for development?</b> Yes / No / Unknown</p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>


## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> Yes / No / Unknown</p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>  <b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is identified as an amenity green space in the Joint Melksham Neighbourhood Plan, which generally resists the loss of existing open space unless it is demonstrated that there is a surplus of open space in the catchment area or that a replacement open space provides a net benefit to the community. The site is also identified as a Principal Employment Area in the adopted Wiltshire Core Strategy which seeks to safeguard land for employment use. Development of the site for residential use will be contrary to Policy 14 of the Joint Melksham Neighbourhood Plan and Core Policy 35 of the adopted Wiltshire Core Strategy.</p> <p>The site is entirely in Flood Zone 3. The sequential test and a site-level exception test would need to be applied before the site could be developed. Other key constraints relate to access, ecology and infrastructure.</p>

# 3345

1. Site Details	
<b>Site Reference / Name</b>	3345
<b>Site Address / Location</b>	Old Loves Farm, Bowerhill Lane, Melksham, SN12 6RB
<b>Gross Site Area (Hectares)</b>	1.98
<b>SHLAA/SHELAA Reference (if applicable)</b>	3345
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	75 dwellings (Wiltshire SHELAA); No indicative capacity proposed by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the west, agricultural to the north and south with some residential to the immediate south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife-rich habitats, but is adjacent to multiple identified priority habitats (deciduous woodland).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Vehicular access could potentially be provided to the site via Bowerhill Lane. However, comments from the Highways Authority on adjacent sites note that Bowerhill Lane is a single width lane with no official passing places or pedestrian facilities and have not been considered of a suitable standard to accommodate additional traffic generated by the small-scale development or further dwellings off of Bowerhill Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by pedestrian access and is not connected to a continuous footpath network to the existing settlement.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access could potentially be created to the site via Bowerhill Lane which may require upgrade, subject to consultation with relevant local highways authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered to the east by semi-mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

Yes / No / Unknown	
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No known utilities infrastructure crossing the site or hazardous installations in close proximity.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	<1600m	<400m	>800m

**Landscape and Visual Constraints**

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>Medium sensitivity.</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site contains limited landscape features at present and has a simple landform. Therefore it has few or no valued features that are less susceptible to development and can accommodate change. However, the site supports the transition of the settlement edge of Melksham to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site is largely enclosed and has low intervisibility with the surrounding landscape, development on the site may impact on views of the open clay vale landscape and views from the Public Right of Way to the southeast.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact subject to further heritage assessment. The site is located to the rear of the Grade II listed Old Love Farmhouse and may have a positive contribution to its agricultural setting. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>

## 2. Assessment of Suitability

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes. The site strongly relates to the rural character of the area. Development of the site would contribute to an urbanising effect on the area.

## 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

Part of the identified boundary of 3345 is now in separate land ownership and has been considered as Site 3758.

**Is there a known time frame for availability?**

*Available now / 0-5 years / 6-10 years / 11-15 years*

Available now

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Unknown

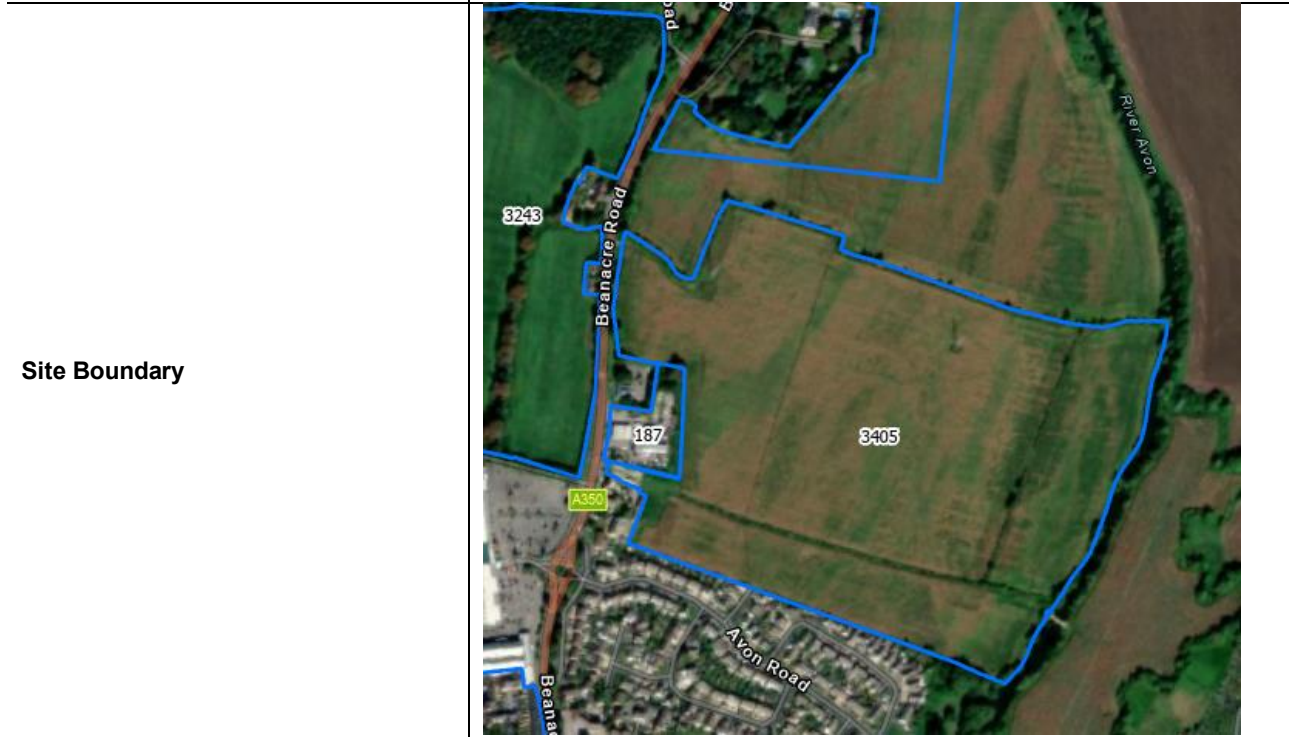
## 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>  <b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development in isolation.</p> <p>The site is greenfield southeast of Bowerhill, adjacent to its settlement boundary. It is served by existing bus stops and is within a reasonable distance from local education services. The site could be potentially accessed via Bowerhill Lane, however, comments from the Highways Authority on planning applications on adjacent sites note that Bowerhill Lane may be unsuitable to support further development. The site may be potentially suitable if developed in conjunction with Site 3331. The creation of acceptable vehicular access may require the removal of the existing mature hedgerows surrounding the site. Further consultation with the relevant Highways Authority would be required.</p> <p>The site contributes to the rural transition of Bowerhill to the open countryside and has some intervisibility with the surrounding landscape and Public Rights of Way. Development of the site would lead to an urbanising effect which would need to be mitigated. It may be appropriate to develop the site alongside Site 3331 as a comprehensive extension to Bowerhill, however, this may adversely impact the settlement pattern and settlement edge of Bowerhill.</p> <p>The site is located to the rear of the Grade II listed building, Old Love Farmhouse. It may contribute to the agricultural setting of the designated heritage assets. Further heritage assessment would be required.</p>

# 3405

## 1. Site Details

<b>Site Reference / Name</b>	3405
<b>Site Address / Location</b>	Land at Halfway Farm
<b>Gross Site Area</b> (Hectares)	20.64
<b>SHLAA/SHELAA Reference</b> (if applicable)	3405
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	464 dwellings (Wiltshire SHELAA); No indicative capacity proposed by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, agricultural and greenfield to the east, north, and west.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The eastern edge of the site is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site wholly comprises of Grade 2 Very Good Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from Beanacre Road, Tamar Road, or Trent Crescent.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access from Beanacre Road, Tamar Road, or Trent Crescent.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from Beanacre Road, Tamar Road, or Trent Crescent.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELK1 passes north-south through the centre of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>



**2. Assessment of Suitability**

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**  
 Yes / No / Unknown

The site is crossed by overhead power lines running east-west across its northern portion. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.

**Would development of the site result in a loss of social, amenity or community value?**  
 Yes / No / Unknown

No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	>1200m	>3900m	400-800m	>800m

**Landscape and Visual Constraints**

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**Medium to High Sensitivity.**  
 The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east.

The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Melksham and plays a key role in supporting the transition of Melksham into the open countryside while supporting a landscape buffer between Melksham and Beanacre. It currently forms part of the floodplain of the River Avon, promoting a sense of the openness. Development on the site would represent a significant advancement into open countryside. It is acknowledged that the power lines which run through the centre of the current site reduces its landscape sensitivity.

**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity. The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the nearby Avon Clay River Floodplain which is a key landscape asset. There are limited vegetation on the site, emphasising the openness of this area.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact subject to further heritage assessment. The site is in close proximity to a number of designated heritage assets including the Grade II* listed Beanacre Manor and its associated Grade II listed stables, gate piers, walls and gazebo, Grade I listed Beanacre Old Manor and its associated Grade II listed barn, Grade II listed Beechfield House and wraps around the Grade II listed Halfway Farmhouse.</p> <p>The rural character of the village and its separation from the urban edge of Melksham contribute to the setting and significance of the designated heritage assets, particularly in relation to the ownership by Amesbury Abbey, the deliberate construction of a country house at Beechfield and the development of the farmstead at Halfway.</p> <p>Development of the site will erode any sense of remaining gap between the urban Melksham and the village of Beanacre, bringing the village within the urban area. The development will diminish the remaining rural setting of all the assets involved and the contribution that this makes to their significance. Whilst it is recognised that the tranquillity of this area is adversely impacted by existing commercial uses and the road noise from the A350, development of the site will remain to have a significant impact on the sense of Beechfield House as a country house in a deliberately rural location and diminish the agricultural setting of Halfway Farm.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site falls within the Mineral Resource Zone associated with the Bristol Avon around Melksham, and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site is likely to contribute to the merging of Melksham and Beanacre.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would constitute a significant urban extension to Melksham and is likely to have an urbanising impact on Beanacre Road.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Presence of overhead powerlines</p>
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## 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   Presence of overhead powerlines</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between the northern edge of Melksham and the rural village of Beanacre. Contrary to Policy 17 of the Joint Melksham Neighbourhood Plan, development of the site will lead to the significant coalescence between the two distinct settlements, adversely impacting the settlement and landscape character of Beanacre. It will also significantly diminish the rural character of the village and its separation from the urban edge of Melksham which currently contributes to the setting and significance of Beanacre Manor, Beechfield House and Halfway Farm. The site partially falls under the recommended Green Wedge between Beanacre and Melksham (Location 3) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>The site currently forms part of the floodplain of the River Avon with limited vegetation on site, promoting a sense of openness. Development of the site will adversely impact development on views of the nearby Avon Clay River Floodplain which is a key landscape asset. The eastern part of the site is also in Flood Zone 2 and 3 and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed.</p> <p>Development of the site will also lead to the loss of Grade 2 Agricultural Land. Other key constraints identified include the presence of overhead powerlines. The site falls within the Mineral Resource Zone associated with the Bristol Avon around Melksham and should be considered in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>

# 3478

1. Site Details	
<b>Site Reference / Name</b>	3478
<b>Site Address / Location</b>	Land North of A3102
<b>Gross Site Area</b> (Hectares)	6.17
<b>SHLAA/SHELAA Reference</b> (if applicable)	3478
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	184 dwellings (Wiltshire SHELAA); No indicative capacity proposed by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south and west. Agricultural to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from the A3102.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is not currently connected by a continuous footpath to the Melksham but pending the extension of the existing footpath on the A3102 the site could be potentially accessed.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from the A3102.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

Yes / No / Unknown	
<b>Would development of the site result in a loss of social, amenity or community value?</b>	No
Yes / No / Unknown	

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	>800m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.</p> <p>The site contains limited landscape features at present and has a simple landform. However it makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside. The site's tranquillity may be further diluted by the potential Melksham Bypass.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site is partially visually open and has some intervisibility with the surrounding landscape, with screening from the hedgerows passing through the site and along the site boundaries. Development may adversely impact on views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area.</p>
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**Heritage Constraints**

<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>	Some impact. The site is in close proximity to Blackmore House (Grade II) and may contribute to its agricultural setting. Further heritage assessment would be required.
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2. Assessment of Suitability	
<p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p>_Are there any other relevant planning policies relating to the site?</p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of the area. Development of the site would contribute to an urbanising effect on the A3102.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

### 4. Assessment of Viability


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is identified for 184 dwellings in the Wiltshire SHLAA. A lower indicative development capacity of 136 dwellings is expected on site owing to the need to mitigate development impacts of the designated heritage and the surrounding landscape.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is suitable and available                  The site is potentially suitable, and available.                  The site is not currently suitable, and available.</p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Amber</p> <p>No</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield adjacent and connected to the settlement boundary of Melksham. It is surrounded by new development at the eastern edge of Melksham to the west and south, but generally outside of walking distance from key services. Suitable vehicle, pedestrian and cycle access could be created from the A3102. The site is relatively free from environmental constraints.</p> <p>The site contributes to the rural and tranquil character of Melksham, though diluted by the presence of overhead powerlines. Development of the site would represent an encroachment into open countryside, adversely impacting the landscape character of Melksham. Development may also adversely impact views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area. Nevertheless, its development would be parallel to the alignment of Eastern Way which marks the eastern boundary of Melksham. Appropriate mitigation, such as the reinforcement of existing screening and the creation of a soft landscape buffer, may be required. The site may be appropriate for consideration alongside Site 3479, 1027 and 715 as an extension of Melksham.</p> <p>Other key constraints identified include potential impacts on the setting of Blackmore House and the loss of Grade 3 Agricultural Land.</p>
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# 3479

1. Site Details	
<b>Site Reference / Name</b>	3479
<b>Site Address / Location</b>	Land north-west of 242/243 New Road
<b>Gross Site Area</b> (Hectares)	5.58
<b>SHLAA/SHELAA Reference</b> (if applicable)	3479
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	165 dwellings (Wiltshire SHELAA); No indicative capacity proposed by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the west, agricultural to the north and south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by vehicular access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently served by pedestrian access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently served by cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees, further arboriculture assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>Yes - the site is crossed by overhead power lines and their transmission towers at present. Development of the site would need to be consulted with National Grid</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-1200m	>1200m	400-1200m	>3900m	>800m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.</p> <p>The site contains limited landscape features at present and has a simple landform. However it makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside. The site’s tranquillity may be further diluted by the potential Melksham Bypass.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity. The site is partially visually open and has some intervisibility with the surrounding landscape. Development may adversely impact on views of the surrounding open clay vale landscape, as well as eastward to the Special Landscape Area.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent but not connected to the existing built up area.</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent but not connected to the existing settlement boundary</p>
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<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
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## 2. Assessment of Suitability

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Yes. The site strongly relates to the rural character of the area. Development of the site would contribute to an urbanising effect on the A3102.



### 3. Assessment of Availability


<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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# 3525

1. Site Details	
<b>Site Reference / Name</b>	3525
<b>Site Address / Location</b>	Land at Snarlton Lane
<b>Gross Site Area</b> (Hectares)	30.68
<b>SHLAA/SHELAA Reference</b> (if applicable)	3525
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	889 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications. The southeastern part of the site is currently under online consultation for up to 300 new homes. There are no relevant planning applications submitted on this scheme as of May 2023.
<b>Neighbouring uses</b>	Leisure to the south (sports facility), residential to the west, agricultural to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is adjacent to public open space (playing field), Primrose Nature Area, and located along indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The central part of the site along Clackers Brook is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><b>Medium Risk - Over 15% of the site is affected by high risk of surface water flooding.</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats. The site includes Clackers Brook which may be a potential wildlife-rich habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is currently served by one agricultural access point from the north. Suitable vehicular access could potentially be provided from Eastern Way pending consultation with the relevant local highways authority. The site may benefit from the potential Melksham Bypass.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site could potentially be served by pedestrian access from Eastern Way.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site could potentially be served by cycle access from Eastern Way.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is crossed east-west by MELW23 and MELW22.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature and semi-mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>High sensitivity.</p> <p>The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.</p> <p>The site contains some valued features including the Clackers Brook, continuous tree line along the Brook which provides an intimate setting and boundary vegetation. The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside, beyond the current defined settlement edge formed by the Eastern Way. It is acknowledged that the site is in close proximity to the potential route of Melksham Bypass which may significantly detract the landscape character of this area.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity.</p> <p>The site is visually open and has high intervisibility with the surrounding landscape. Development may adversely impact views of the surrounding open clay vale landscape, as well as from the Public Rights of Way crossing the site.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another. It may however increase the risk of coalescence between Redstocks and Melksham.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character and sense of openness of the area. Development of the site would contribute to a substantial urban expansion into largely open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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# 3645

1. Site Details	
<b>Site Reference / Name</b>	3645
<b>Site Address / Location</b>	Land west of Western Way, Melksham
<b>Gross Site Area</b> (Hectares)	26.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	3645
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site. The site is promoted for the delivery of circa 350 homes (including safeguarded land for the Wilts & Berks canal link project).
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	W/12/01080/FUL - full planning application submitted (2016) for new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads. The proposal has not been determined as of December 2022. The application boundary includes the eastern part of the site.
<b>Neighbouring uses</b>	Residential to the east, agricultural and greenfield to the west.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is located adjacent to indicative green infrastructure corridor, high spatial priority woodland habitat area, and high spatial priority woodland improvement area.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The western half of the site is in Flood Zone 2 and Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The southeastern corner of the site is Grade 1 Agricultural Land. The rest of the site is Grade 4 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site is adjacent to Priority Habitats to the north (deciduous woodland). Further ecological assessments would be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is currently served by vehicular access from Berryfield Lane and could potentially be served by vehicular access from Western Way pending consultation to the relevant local highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is currently not connected by a continuous footpath network to the original settlement.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site could potentially be served by cycle access from Western Way.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is crossed by MELW15, MELW117, and MELW116 passes along the southeastern boundary.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by mature and semi-mature trees. There is a broadleaved woodland to the east of the site, further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	>1200m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>High sensitivity.                  The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the Wiltshire Landscape Character Assessment. The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The area is generally an intimate river corridor, lined with riverside trees, including alder and willow.</p> <p>The site is immediately adjacent to the River Avon and includes many vegetation which forms the setting of the landscape asset. The historic Wilts &amp; Berks Canal (Main Line) also crosses the site at the middle. Development of the site would represent a significant advancement into the open countryside beyond the current defined settlement edge of A350 and deciduous woodland. It will also contribute to the coalescence between Melksham and Berryfield and significantly change the rural character of Berryfield Lane disproportionately.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity.                  The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the Avon Clay River Floodplain, as well as the views from the Public Rights of Way which cross the site.</p>
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**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Development of the site would contribute to the coalescence between Berryfield and Melksham.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character and sense of openness of the area. Development of the site would contribute to a substantial urban expansion into open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>


### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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# 3678

1. Site Details	
<b>Site Reference / Name</b>	3678
<b>Site Address / Location</b>	Land east of Eastern Way, Melksham
<b>Gross Site Area</b> (Hectares)	1.66
<b>SHLAA/SHELAA Reference</b> (if applicable)	3678
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the west and agricultural to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from Sandridge Common.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site could potentially be served by pedestrian access from Sandridge Common or from Eastern Way across the grass verge separating the site from the road's edge.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from Sandridge Common.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site, although MELW27 passes by the southern boundary.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	>800m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.</p> <p>The site contains limited landscape features at present and has a simple landform. However it makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside beyond the defined edge of the Eastern Way. The site is also separated by clear landscaped buffer along the eastern boundary the A3102. Existing hedgerows on the site should be retained. The site's tranquillity is diluted by the Eastern Way and may be further affected by the potential Melksham Bypass.</p> <p>Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity. The site is partially screened but has some intervisibility with the surrounding landscape, development may adversely impact on views of the surrounding open clay vale.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>

**2. Assessment of Suitability**

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>
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**3. Assessment of Availability**


<p><b>_Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	40 dwellings
<b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5 years
<b>_Other key information</b>	
<b>_Overall rating (Red/Amber/Green)</b> _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	Amber  No
<b>_Summary of justification for rating</b>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located adjacent to the settlement boundary of Melksham though separated by the Eastern Way and the existing landscaped buffer. Suitable access could be potentially created subject to consultation with the relevant Highways Authority. It is generally not within walking distance from most local services.</p> <p>The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into the open countryside beyond the defined edge of the Eastern Way. Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill. However, this may be acceptable in the context of significant landscape character change if the potential Melksham Bypass is delivered with appropriate mitigation. It may be appropriate to consider large scale urban extension of Melksham alongside Site 3701 and 3552.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>

# 3692

1. Site Details	
<b>Site Reference / Name</b>	3692
<b>Site Address / Location</b>	Land north of Bath Road, Melksham
<b>Gross Site Area</b> (Hectares)	11.41
<b>SHLAA/SHELAA Reference</b> (if applicable)	3692
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site. The site promoter indicate a potential developable area of approx. 6 hectares and 5.5 hectares of associated parkland. At 40dph this could provide circa 240 dwellings. Further submission from the landowner indicates that the site could be potentially considered for mixed-use development to accommodate the potential expansion of Melksham Oak Community School.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Community to the west (education), agricultural and greenfield to the north and south.
<b>Site Boundary</b>	



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: orange;">Site is located adjacent to public open space (sportsground).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: green;">No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk - Less than 15% of the site is affected by medium risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from Bath Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently connected to the settlement by a continuous footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from Bath Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes several mature trees, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Water main crosses the site with easements which would reduce the developable area.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	<1600m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Medium sensitivity.</i>                  The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site contains limited landscape features at present and has a simple landform. Its interspersed trees and boundary hedgerows are characteristic of the Landscape Character Area and should be retained. The site supports the transition of the settlement edge of Bowerhill to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Medium sensitivity.</i>                  The site is partially screened but has some intervisibility with the surrounding landscape, development may adversely impact on views of the surrounding open clay vale.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i></p>	<p><i>Some impact subject to further heritage assessment. The site is located in close proximity to the Grade II listed Old Love Farmhouse and may have a positive</i></p>
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2. Assessment of Suitability	
<i>Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	contribution to its agricultural setting. Further heritage assessment would be required.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> _Yes / No / Unknown	No
<b>Are there any other relevant planning policies relating to the site?</b>	
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	Development of the site may increase the risk of coalescence between Bowerhill and Redstocks.
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes. Development of the site would contribute to a substantial urban expansion of Bowerhill into open countryside.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Available now

**4. Assessment of Viability**


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is promoted for 240 homes, with the potential for expansion of the Melksham Oak Community School, which is likely to reduce the residential development capacity of the site. An indicative development capacity range of 180 – 240 dwellings is expected.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years; 6-10 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>Amber</p> <p>No</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential and mixed use development.</p> <p>The site is greenfield located to the west of Bowerhill adjacent to Melksham Oak Community School. It is proposed for mixed use development including expansion to the secondary school and residential development. It is served by existing bus stops and is within a reasonable distance from local education services, although it is outside of walking distance from other key services in Melksham and Bowerhill. Suitable vehicle and cycle access could be provided from the A365. However, the site is not connected to a continuous pedestrian network and it is not known whether suitable pedestrian access could be provided. Further consultation with the relevant Highways Authority would be required to ensure that the site could support sustainable travel.</p> <p>The site supports the transition of the settlement edge of Bowerhill to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area unless appropriate landscape mitigation is introduced. Development of the site represents an advancement of Bowerhill east of the A365 and careful consideration should be given to the potential risks of coalescence of Bowerhill and Redstocks.</p> <p>The site is located in close proximity to the Grade II listed Old Loves Farmhouse and may have a positive contribution to its agricultural setting. Further heritage assessment would be required.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>
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# 3701

1. Site Details	
<b>Site Reference / Name</b>	3701
<b>Site Address / Location</b>	Land to the east of Eastern Way, Melksham
<b>Gross Site Area</b> (Hectares)	1.77
<b>SHLAA/SHELAA Reference</b> (if applicable)	3701
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the west and agricultural to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from the eastern exit of the roundabout on Eastern Way.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently connected to the original settlement by a continuous footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from the eastern exit of the roundabout on Eastern Way.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW27 passes across the northern boundary.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>



## 2. Assessment of Suitability

<p style="color: #008080;">Yes / No / Unknown</p>	
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p style="color: #008080;">Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	>800m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity:</span> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: orange;">Medium sensitivity:</span> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <span style="color: red;">High sensitivity:</span> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p style="color: orange;"><b>Medium sensitivity</b></p> <p>The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area is to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.</p> <p>The site contains limited landscape features at present and has a simple landform. However it makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside beyond the defined edge of the Eastern Way. The site is also separated by clear landscaped buffer along the eastern boundary the A3102. Existing hedgerows on the site should be retained. The site's tranquillity is diluted by the Eastern Way and may be further affected by the potential Melksham Bypass.</p> <p>Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity. The site is partially screened but has some intervisibility with the surrounding landscape, development may adversely impact on views of the surrounding open clay vale.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
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<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
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## 2. Assessment of Suitability

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

No. The site is not large enough to significantly change the size and character of the existing settlement.

## 3. Assessment of Availability

**Is the site available for development?**

Yes / No / Unknown

Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

Yes / No / Unknown

No

**Is there a known time frame for availability?**

Available now / 0-5 years / 6-10 years / 11-15 years

Available now

## 4. Assessment of Viability


**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

Yes / No / Unknown

Unknown

5. Conclusions	
<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>40 dwellings taking into account the need to mitigate any landscape impacts</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b></p> <p><b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is greenfield located adjacent to the settlement boundary of Melksham though separated by the Eastern Way and the existing landscaped buffer. Suitable access could be potentially created subject to consultation with the relevant Highways Authority. The site is within walking distance to a small local centre at Cranesbill Road and some local facilities such as Forest &amp; Sandridge pre-school, but moderately to poorly located to other local services.</p> <p>The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into the open countryside beyond the defined edge of the Eastern Way. Development of the site may join the ribbon development along the A3102 to Sandridge Common with Bowerhill, adversely impacting the settlement and landscape character of Bowerhill. However, this may be acceptable in the context of significant landscape character change if the potential Melksham Bypass is delivered with appropriate mitigation. It may be appropriate to consider large scale urban extension of Melksham alongside Site 3678 and 3552.</p> <p>Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.</p>

# 3733

1. Site Details	
<b>Site Reference / Name</b>	3733
<b>Site Address / Location</b>	Land north of River Mead School
<b>Gross Site Area</b> (Hectares)	6.52
<b>SHLAA/SHELAA Reference</b> (if applicable)	3733
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site. No indicative capacity proposed by the promoter.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Greenfield and residential to the east. Agriculture and greenfield to the north. Community (education) to the south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan), as well as to public open space (King George V Park).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The entire site is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by medium risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is Grade 4 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats. It is however adjacent to River Avon and may acts as a supporting green and blue infrastructure network.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by vehicular access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access along Millennium Riverside Walk and Murray Walk.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELK4 passes along the northern edge of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Part of the site is designated as Amenity Greenspace and part of the site is designated as Accessible Natural Green Space under policy 14 of the Melksham Neighbourhood Plan.</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	<400m	>3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity.</b>                  The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020.                  The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area.                  The area is generally an intimate river corridor, lined with riverside trees, including alder and willow. Therefore, development on the site would represent a significant adverse impact on a key landscape asset.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity.</b>                  Development on the site would adversely impact on views of the Avon Clay River Floodplain which is a key landscape asset, as well as the views from the Public Right of Way which crosses the site.</p>

**Heritage Constraints**



2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is identified as an Accessible Natural Greenspace in the Joint Melksham Neighbourhood Plan. Policy 14 states that development proposals that involve the whole or partial loss of an existing open space must demonstrate from an assessment of open space provision using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.</p> <p>The site is crossed by the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is likely to merge the distinct east and west housing clusters in the north of Melksham. The site also runs along the indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>

## 3. Assessment of Availability


<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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# 3738

1. Site Details	
<b>Site Reference / Name</b>	3738
<b>Site Address / Location</b>	Verbena Court, Eastern Way
<b>Gross Site Area</b> (Hectares)	0.36
<b>SHLAA/SHELAA Reference</b> (if applicable)	3738
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site. No indicative capacity proposed by the promoter.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Commercial and residential to the southwest. Community (education) to the northwest. Agricultural to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Verbena Court.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Verbena Court.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Verbena Court.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low landscape sensitivity.</b> The site contains limited landscape features at present and has a simple landform. Therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity.</b> The site is partially screened but has some intervisibility with the surrounding landscape, development may impact on views of the surrounding open clay vale. This could be potentially mitigated through the enhancement of existing screening along the eastern boundary. The site would be viewed against the backdrop of existing residential development.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site may be subject to a S106 agreement and may not be immediately available for residential use.</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>



**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>10 dwellings</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Green</b></p> <p>No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is suitable for allocation for residential development.</p> <p>The site is greenfield adjacent to the settlement boundary of Melksham. It is located at the residential edge of Melksham but is in close proximity to the local primary school and existing bus stops with frequent services to Melksham. The site is adjacent to local shops in the residential area. Suitable vehicle, pedestrian and cycle access could be created subject to further consultation with the relevant Highways Authority.</p> <p>The site has limited environmental constraints, but has some intervisibility with the surrounding landscape which could be mitigated through the enhancement of the eastern landscape buffer.</p>

## 2089

1. Site Details	
<b>Site Reference / Name</b>	2089
<b>Site Address / Location</b>	Land at Poplar Farm
<b>Gross Site Area (Hectares)</b>	0.36
<b>SHLAA/SHELAA Reference (if applicable)</b>	2089
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	7 dwellings (Wiltshire SHELAA). The refused proposal (16/06149/OUT) is for up to 6 new dwellings.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>16/06149/OUT - Appeal dismissed (February 2017) and outline planning application for residential development refused. The Inspector considers that:</p> <ul style="list-style-type: none"> <li>- The appeal site lies outside of, although adjacent to, the defined limits of development for Melksham. In this particular context, the Inspector find the site to be in a suitable and sustainable location for residential development owing to its accessibility to nearby services and its immediate adjacency to an approved scheme of some 261 houses. As such, the Inspector considers that any harm related to the accessibility of the site arising from a small number of additional dwellings would be far from significant in this particular context. The in principle conflict with Core Policy 2 is outweighed by the particular circumstances of this site.</li> <li>- The Inspector find that the outline proposal would result in significant harm to the character and appearance of the area and surrounding landscape. The proposed development represent a significant erosion of the gap between Melksham and Shaw, which is already in close proximity to the Melksham settlement boundary, meaning that the intervening land is very sensitive to such new development. It would thus harmfully alter the development pattern at the edge of the settlement which currently sees built development end parallel to the dwelling at 104 Dunch Lane. It would be an intrusion into the open countryside, removing also part of the sense of the rural gateway into Melksham. This would be apparent in public views from the main road adjacent and from Dunch Lane itself. Although not protected or important gap site, in view of the context identified, the Inspector considers this would result in significant harm to the character and appearance of the area. The Inspector has considered whether the scope for landscaping and for a linear form of development in line with that seen along Dunch Lane. The Inspector concluded that these potential mitigation would not alter the fundamental harm that would result from the proposal as outlined.</li> </ul>
<b>Neighbouring uses</b>	Leisure (country park) to the north, residential to the east, greenfield and agricultural to the west and south.

**1. Site Details**



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Site is adjacent to two public open spaces (George Ward Play Area, Shurhold Fields Country Park).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>

1. Site Details	
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The majority of the site is in Flood Zone 2 and a small part of the site is in Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by medium and high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is entirely comprising of Grade 2 Very Good Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from Dunch Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Dunch Lane.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Dunch Lane.</p>

## 1. Site Details

<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by semi-mature trees, further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	>3900m	<400m	>800m

## Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>High Sensitivity</b> The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland. The site contains limited landscape features at present and has a simple landform, however it plays a critical role in maintaining a landscape gap between the distinct settlements of Melksham and Shaw. The site currently also acts a rural gateway to Melksham. Development of</p>
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**1. Site Details**

	the site would adversely impact the settlement and landscape character of Shaw and Melksham and represent an intrusion into the open countryside,
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to High Sensitivity</p> <p>The site is only partially visually enclosed from the south but has some intervisibility with the surrounding landscape. Therefore development on the site would impact on views northward of the surrounding limestone lowland landscape from Shaw Hill, as well as views from the nearby Public Right of Way to the east.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site is not in immediate proximity to designated heritage assets but may have a visual relationship to a Grade II listed C17 dwelling to the west. Development on the site will also impact views northwest to grade II* listed Christ's Church. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>

**1. Site Details**

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

Development of the site would increase the risk of coalescence between Melksham and Shaw.

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No. The site is not large enough to significantly change the size and character of the existing settlement.

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>The site was put forward to the Neighbourhood Plan Call for Sites by the promoters in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available Now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b>  No</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield located between Shaw and Melksham. It is outside but adjacent to the settlement boundary of Melksham and is in a relatively accessible location close to local services in Shurnhold and Melksham Railway Station.</p> <p>The site plays a critical role in maintaining a sense of separation between Shaw and Melksham, and functions as a key rural gateway to Melksham. Development of the site would encroach into the open countryside and lead to the coalescence of two distinct settlements, adversely impacting the settlement and landscape character of Shaw and Melksham, contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. The site falls under the recommended Green Wedge between Shaw and Melksham (Location 2) of the JMNP Green Gap and Green Wedge Assessment 2023. Other key constraints identified includes ecology and potential impacts on designated heritage assets which would need to be mitigated.</p>
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# 3105a

1. Site Details	
<b>Site Reference / Name</b>	3105a
<b>Site Address / Location</b>	Land to North of Berryfield (Area 2)
<b>Gross Site Area</b> (Hectares)	8.02
<b>SHLAA/SHELAA Reference</b> (if applicable)	3105a. A revised site boundary which follows the correct land ownership and field boundaries have been used for this assessment.
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	245 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	W/12/01080/FUL - Creation of a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon and associated footpath, cycleway and 10 x bridges along with new access roads to Berryfield.
<b>Neighbouring uses</b>	Residential to the east, agricultural and greenfield to the north and south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is partly Grade 1 and partly Grade 3 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is currently served by single lane agricultural access from Berryfield Lane. It is likely that this road would need to be upgraded to facilitate access to the site. As part of the planning application for any proposal, the relevant local highways authority would need to be consulted. There is also potential to create suitable vehicle access from Semington Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is potential to create pedestrian access from Semington Road which is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW2 passes across the centre of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees at its border, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	>1200m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>High sensitivity.</p> <p>The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the Wiltshire Landscape Character Assessment. The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The Management Strategy for this LCA requires the retention of the hedgerow pattern and its wide open views.</p> <p>Paragraph 29 of the Inspector's Report for Site 728 (APP/Y3940/W.21/3285428) stresses the importance of Site 3105a and 3105b in maintaining the visual links to the west and to the River Avon, retain separation between Berryfield and Melksham and allow some degree of transition between man made and natural landscapes. Development on the site would represent a significant adverse impact on a key landscape asset. Development of the site would also have significant adverse impacts on the settlement pattern of Berryfield and Melksham.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity.</p> <p>The site is visually open and has high intervisibility with the surrounding landscape, development would adversely impact on views of the Avon Clay River Floodplain.</p>
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**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is crossed by the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside of and not connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would contribute to the merging of Melksham and Berryfield.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Berryfield Lane. Development of the site is likely to have an urbanising impact on the area.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability


<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>  <b>No</b></p>

<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the settlement boundary of Melksham, though adjacent to an approved residential scheme at Site 728. The site is outside of walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).</p> <p>The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the direct coalescence between Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role. Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset.</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development of the site would need to consider the Melksham Canal Link route in relation to Core Policy 16 of the adopted Wiltshire Core Strategy. Other key constraints identified include the presence of semi-mature trees, Public Rights of Way passes across the site and potential highway improvements required.</p>
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# 3105b

1. Site Details	
<b>Site Reference / Name</b>	3105b
<b>Site Address / Location</b>	Land to North of Berryfield (Area 4)
<b>Gross Site Area</b> (Hectares)	4.97
<b>SHLAA/SHELAA Reference</b> (if applicable)	3105b
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	152 dwellings (Wiltshire SHELAA). The site is promoted for 182-200 dwellings, including safeguarded land for the future restoration of the Wilts and Berks Canals which runs through the eastern section of the site.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	W/12/01080/FUL - Creation of a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon and associated footpath, cycleway and 10 x bridges along with new access roads to Berryfield.
<b>Neighbouring uses</b>	Residential to the south, agricultural and greenfield to the north and west.
<b>Site Boundary</b>	



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: green;">No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes. The site is partly Grade 1 and partly Grade 3 Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is currently served by single lane agricultural access from Berryfield Lane. It is likely that this road would need to be upgraded to facilitate access to the site. As part of the planning application for any proposal, the relevant local highways authority would need to be consulted.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently connected to Melksham or Berryfield by a continuous footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, although MELW1 passes by the eastern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees at its border, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	>1200m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity:</span> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: yellow;">Medium sensitivity:</span> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <span style="color: red;">High sensitivity:</span> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p style="color: red;">High sensitivity.</p> <p style="color: red;">The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the Wiltshire Landscape Character Assessment. The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The Management Strategy for this LCA requires the retention of the hedgerow pattern and its wide open views.</p> <p style="color: red;">Paragraph 29 of the Inspector's Report for Site 728 (APP/Y3940/W.21/3285428) stresses the importance of Site 3105a and 3105b in maintaining the visual links to the west and to the River Avon, retain separation between Berryfield and Melksham and allow some degree of transition between man made and natural landscapes. Development on the site would represent a significant adverse impact on a key landscape asset. Development of the site would also have significant adverse impacts on the settlement pattern of Berryfield and Melksham.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;">Low sensitivity:</span> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <span style="color: yellow;">Medium sensitivity:</span> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <span style="color: red;">High sensitivity:</span> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p style="color: red;">High sensitivity.</p> <p style="color: red;">The site is visually open and has high intervisibility with the surrounding landscape, development would adversely impact on views of the Avon Clay River Floodplain.</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or potential mitigation required. Site borders a pair of grade II listed C18 and C19 cottages. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Outside of and not connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would contribute to the merging of Melksham and Berryfield.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Berryfield Lane. Development of the site is likely to have an urbanising impact on the area.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is in multiple ownership but jointly promoted by a developer.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>  <b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the settlement boundary. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Berryfield. The site is not within walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).</p> <p>The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the coalescence of Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role. Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset. The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Other key constraints identified include the presence of semi-mature trees, potential impacts on the setting of designated heritage assets, Public Rights of Way and potential highway improvements required at Berryfield Lane.</p>

# MEL02

## 1. Site Details

<b>Site Reference / Name</b>	MEL02
<b>Site Address / Location</b>	Site 1 - Blue Pool at Melksham House, Market Place
<b>Gross Site Area (Hectares)</b>	0.17
<b>SHLAA/SHELA A Reference (if applicable)</b>	N/A
<b>Existing land use</b>	Recreation
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	19/03329/DP3 - Permission (2019) Construction of Community Campus Building, including Demolition of Curtilage Listed Outbuildings of Melksham House.
<b>Neighbouring uses</b>	Residential, community (assembly hall), commercial, and leisure (sport), town centre uses. The site will be adjacent to the Melksham Community Campus.



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**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to public open space.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access via the Melksham Community Campus access road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access via the Melksham Community Campus access road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access via the upgrade of the Melksham Community Campus access road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	1600-3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site is located within a Conservation Area. The site is in close proximity to a number of designated heritage assets within the historic core of Melksham. Further heritage assessment would be required to understand the development's impact on their significance. Development of the site provide an opportunity to better reveal the significance of the designated heritage assets.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Development of the site will lead to the loss of a community facility. Core Policy 49 of the adopted Wiltshire Core Strategy states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Policy 15 of the Joint Melksham Neighbourhood Plan also requires the loss, in whole or part, of a community facility must demonstrate that adequate alternative provision exists or will be provided in an equally accessible or more accessible location within the catchment area of the facility or it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility. It is noted that a new swimming pool is provided as part of new Melksham Community Campus. Core Policy 36 of the adopted Wiltshire Core Strategy supports the regeneration of brownfield sites in Melksham where the proposed uses help deliver the overall strategy for that settlement and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability


<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is subject to a covenant which would need to be further investigated.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Demolition of existing buildings</p>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>An indicative development capacity of 10 – 20 dwellings is expected considering the site's location and existing built form in the town centre. Further detailed design analysis may be required, taking into account the heritage context in the immediate surroundings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                      The site is <b>suitable and available</b>                      The site is <b>potentially suitable, and available.</b>                      The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                      Yes / No</p>	<p><b>Amber</b></p> <p>Demolition of existing buildings</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. A new swimming pool is provided as part of the new Melksham Community Campus in close proximity, meaning that the site is no longer required. This should be demonstrated as part of the development proposal in line with Core Policy 49 of the adopted Wiltshire Core Strategy and Policy 15 of the Joint Melksham Neighbourhood Plan. The regeneration of brownfield sites in Melksham Town Centre is generally supported under Core Policy 36 of the adopted Wiltshire Core Strategy and Policy 9 of the Joint Melksham Neighbourhood Plan.</p> <p>The site has limited environmental constraints and has existing access to support the proposed development. The site is located within the Conservation Area and is in close proximity to a number of designated heritage assets. A heritage assessment may be required to assess the potential impact on the setting of nearby heritage assets.</p>

## MEL03 & TC4

1. Site Details	
<b>Site Reference / Name</b>	MEL03 & TC4
<b>Site Address / Location</b>	Site 2 – Library, Lowbourne House, Further Education Centre and Vacant Chinese Restaurant, Lowbourne
<b>Gross Site Area</b> (Hectares)	0.65
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Community and Commercial
<b>Land use being considered</b>	Residential and/or Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022 – site boundary and assessment updated in May 2023 to include Site TC4 and additional land including the Further Education Centre at Lowbourne purchased by Wiltshire Council
<b>Planning history</b>	<p><u>Vacant Dragon Delight Chinese Restaurant:</u>                      PL/2022/08340 – Full planning application for the demolition of existing restaurant and erection of nine flats. Pending decision as of May 2023.</p> <p>20/08520/FUL – Refusal application (October 2021) for the demolition of existing restaurant and erection of a new three storey building for flats as harm posed by the proposal would result in less than substantial harm to the significance of the designated heritage assets in the absence of any public benefits to outweigh the stated harm.</p> <p>The Further Education Centre:                      18/00651/CLE – Certificate of lawfulness for existing use of office to residential use approved in April 2018.</p>
<b>Neighbouring uses</b>	Primarily commercial and residential, town centre uses.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Lowbourne.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Lowbourne.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Lowbourne.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, a Sycamore tree located at the Further Education Centre is protected under the Tree Preservation Order.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees at its southern border, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p>	<p>Unknown, further assessments would be required.</p>



## 2. Assessment of Suitability

<i>Yes / No / Unknown</i>	
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No known utilities infrastructure crossing the site or hazardous installations in close proximity.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site is located within a Conservation Area. The site is in close proximity to a number of designated heritage assets within the historic core of Melksham. Further heritage assessment would be required to understand the development's impact on their significance. Development of the site</p>
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2. Assessment of Suitability	
	provide an opportunity to better reveal the significance of the designated heritage assets.
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Development of the site will lead to the loss of a community facility. Core Policy 49 of the adopted Wiltshire Core Strategy states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Policy 15 of the Joint Melksham Neighbourhood Plan also requires the loss, in whole or part, of a community facility must demonstrate that adequate alternative provision exists or will be provided in an equally accessible or more accessible location within the catchment area of the facility or it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility. It is noted that a new library is provided as part of new Melksham Community Campus. The site's redevelopment may also lead to the loss of existing car parking spaces which should be reviewed in relation to Core Policy 64 of the adopted Wiltshire Core Strategy.</p> <p>Development of the site may also lead to the minor loss of employment space in Melksham which should be assessed against the criteria set out in Core Policy 35 of adopted Wiltshire Core Strategy.</p> <p>Core Policy 36 of the adopted Wiltshire Core Strategy supports the regeneration of brownfield sites in Melksham where the proposed uses help deliver the overall strategy for that settlement and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land.
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built-up area.
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i></p>	Within the existing settlement boundary.

## 2. Assessment of Suitability

<i>Outside and not connected to</i>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Lowbourne House is subject to a lease but there are early termination provisions</p>
<p><b>Is there a known time frame for availability?</b></p> <p><b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Potential demolition of existing buildings</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Net 45 dwellings, subject to further site level design analysis and dependent on development options including the potential retention of the existing parking spaces. The site includes the Further Education Centre currently in residential use.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                   Potential demolition of existing buildings</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for mixed use or residential development.</p> <p>The site is previously developed land located in the town centre of Melksham, well located for key services. The site includes a former library, Lowbourne House which is currently in employment use and associated surface car parking. A new library is provided as part of the Melksham Community Campus located in Melksham Town Centre. The loss of community facilities and potential loss of employment space should be justified in relation to the range of criteria set out in Core Policy 35 and 59 of the adopted Wiltshire Core Strategy and Policy 15 of the Joint Melksham Neighbourhood Plan. Core Policy 36 of the adopted Wiltshire Core Strategy supports the regeneration of brownfield sites in Melksham where the proposed uses help deliver the overall strategy for that settlement and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.</p> <p>The site has limited environmental constraints and has existing access to support the proposed development. The site includes a Sycamore tree protected under the Tree Preservation Order which should be retained.</p> <p>The site is located within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site is promoted by the landowner and available for development, however, its development timeframe may be impacted by the lease at Lowbourne House.</p>
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# MEL04

## 1. Site Details

<b>Site Reference / Name</b>	MEL04
<b>Site Address / Location</b>	Site 3 - Former Christie Miller Sports Centre and golf course, Lancaster Road, Bowerhill
<b>Gross Site Area</b> (Hectares)	6.36
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Recreation
<b>Land use being considered</b>	Industrial
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	PL/2021/07398 - Prior approval of demolition of building (2021).
<b>Neighbouring uses</b>	Agricultural to the immediate west, industrial and commercial to the southeast.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land. Part of the site is previously</p>

## 2. Assessment of Suitability

	developed land and therefore its redevelopment would not lead to the loss of the best and most versatile agricultural land.
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Lancaster Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Lancaster Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Lancaster Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site, although MELW42 passes by the western boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees throughout, but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium to High Sensitivity</b></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>Part of the site is previously developed land with low landscape sensitivity. However the western part of the site plays a critical role in maintaining the separation of Berryfield and Bowerhill. It also helps soften the settlement edge of Bowerhill which is currently dominated by industrial buildings with existing interspersed vegetation within the golf course.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape.</p>
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**Heritage Constraints**



2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>A portion of this site falls under the designated principal employment area as per the Wiltshire Core Strategy 2015.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Mix of greenfield and previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Partially within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Partially within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Full development of the site would increase the risk of coalescence between Berryfield and Bowerhill</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for industrial development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

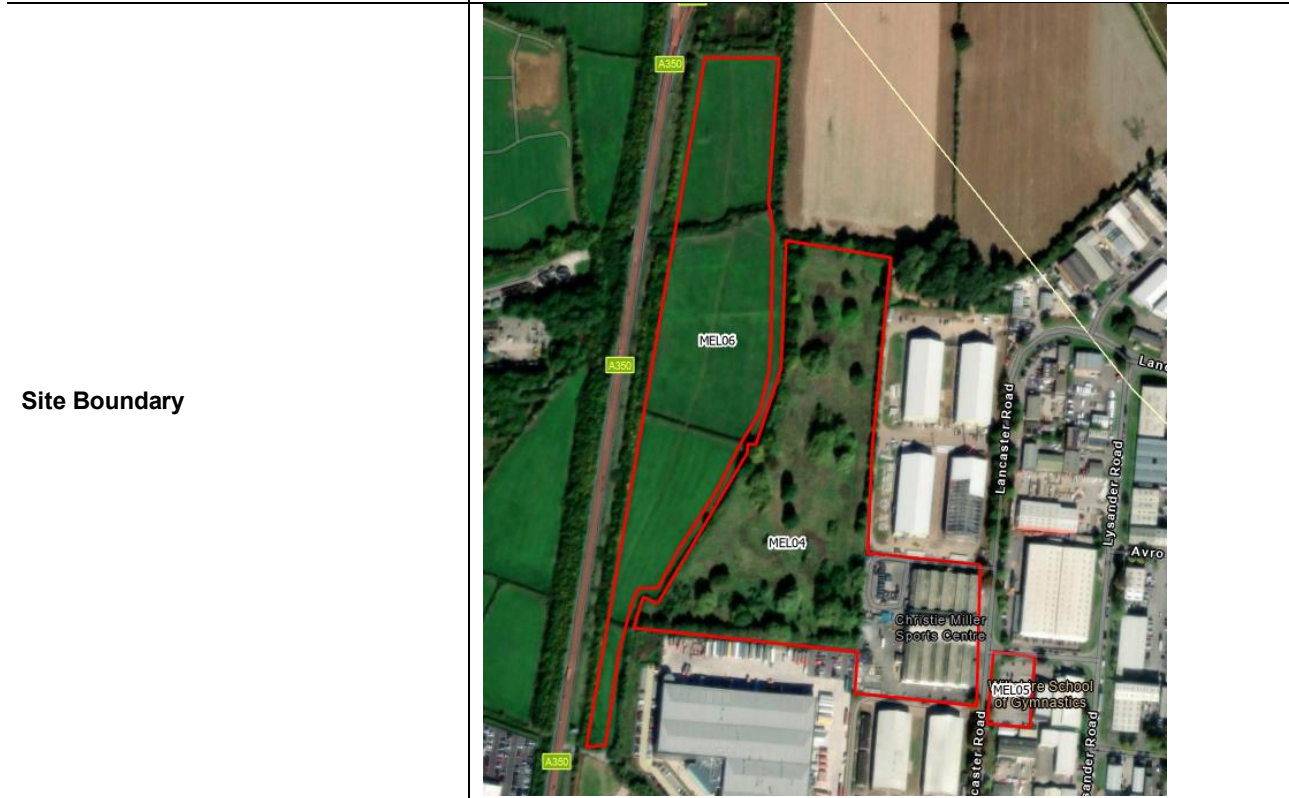
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Employment Development.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                      The site is <b>suitable and available</b>                      The site is <b>potentially suitable, and available.</b>                      The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                      Yes / No</p>	<p><b>Amber</b></p> <p>No</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for industrial development.</p> <p>The site was formerly home to the Christie Miller Sports Centre (now demolished) and a golf course. The previously developed part of the site falls within the Principal Employment Area where the renewal and intensification of employment uses are supported as per Core Policy 35 of the adopted Wiltshire Core Strategy. This part of the site has appropriate access and is not subject to any key environmental constraints.</p> <p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p> <p>The existing golf course, however, plays a critical role in maintaining the separation of Berryfield and Bowerhill. It also helps soften the settlement edge of Bowerhill which is currently dominated by industrial buildings. The site partially falls under the recommended Green Wedge between Berryfield, Bowerhill and Melksham (Location 7) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will be contrary to the management strategy for this Character Area which seeks to enhance the landscape setting of Bowerhill and soften the harsh settlement edge. This would be contrary to Policy 17 of the Joint Melksham Neighbourhood Plan. Other key constraints identified relate to the potential loss of the Best and Most Versatile Agricultural Land (Grade 3) and ecology.</p>

# MEL05

## 1. Site Details

<b>Site Reference / Name</b>	MEL05
<b>Site Address / Location</b>	Site 4 - Former Christie Miller car park (adjoining Wiltshire Gymnastics), Lancaster Road, Bowerhill
<b>Gross Site Area</b> (Hectares)	0.27
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Car Park
<b>Land use being considered</b>	Industrial
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily industrial and commercial.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Lancaster Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Lancaster Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Lancaster Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b>	No
<i>Yes / No / Unknown</i>	

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #008080;">Low sensitivity                  The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: #008080;">Low sensitivity.                  The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p style="color: #c00000;"><i>Directly impact and/or mitigation not possible /</i></p> <p style="color: #ffc000;"><i>Some impact, and/or mitigation possible /</i></p> <p style="color: #008080;"><i>Limited or no impact or no requirement for mitigation</i></p>	<p style="color: #008080;">Limited or no impact or no requirement for mitigation.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      _Yes / No / Unknown</p>	<p>This site falls under the designated principal employment area as per the Wiltshire Core Strategy 2015.</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>



### 3. Assessment of Availability

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for industrial development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>


### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Potential land contamination due to the site's historic use as an airfield</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Employment Development.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is suitable and available                  The site is potentially suitable, and available.                  The site is not currently suitable, and available.  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Amber  No</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for industrial development.</p> <p>The site is previously developed land located within the Principal Employment Area in Bowerhill. It is previously used as a car park for the Christie Miller Sports Centre which has now been demolished. The renewal and intensification of employment use within Principal Employment Areas are supported under Core Policy 35 of the adopted Wiltshire Core Strategy. The site has appropriate access and is not subject to any key environmental constraints.</p> <p>The site is part of a wider site, Bowerhill Industrial Estate, safeguarded for potential materials recovery facility, waste transfer station and local recycling. Development of the site may be contrary to Policy WCS4 of the adopted Waste Core Strategy, subject to further consultation with Wiltshire Council.</p>

## MEL06

1. Site Details	
<b>Site Reference / Name</b>	MEL06
<b>Site Address / Location</b>	Land adjacent to A350. Small Strip of land to rear of Christie Miller Sports Centre, Lancaster Road, Bowerhill going North.
<b>Gross Site Area</b> (Hectares)	4.58
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Greenfield to the immediate east, agricultural to the west. Industrial and commercial to the southeast.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to indicative green infrastructure corridor (Melksham Neighbourhood Plan).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable vehicular access to the site could potentially be created from two points on the A350.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently connected to the original settlement by a continuous footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable cycle access to the site could potentially be created from the A350.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW42 runs north-south through the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges.</p> <p>The site plays a critical role in maintaining the separation between Berryfield and Bowerhill. It acts as an open corridor extending the southern edge of Melksham to the wider rural landscape at Bowerhill.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is largely enclosed with limited views from the A350. However, its development would adversely impact the character of views from the Public Rights of Way.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
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## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside of and not connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would contribute to the merging of Melksham and Berryfield.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>The site does not currently have access. The submitted information indicates that access could be achieved through land in Wiltshire Council's land ownership.</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>


**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b></p> <p>No</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the existing settlement boundary of Bowerhill. The site plays a critical role in maintaining the separation between Berryfield and Bowerhill. Development of the site would lead to the direct coalescence of the two distinct settlements of Berryfield and Bowerhill. Its development will also adversely impact the character from views of the north-south Public Rights of Way.</p> <p>The site currently does not connect to the transport network at Bowerhill and relies on the delivery of Site MEL04 or 1025. The site is adjacent to a key employment area and therefore appropriate mitigation, such as the introduction of a landscape buffer, may be essential to protect the residential amenity of future residents. Other key identified constraints include the loss of Grade 3 Agricultural Land.</p>

# MEL12

1. Site Details	
<b>Site Reference / Name</b>	MEL12
<b>Site Address / Location</b>	Vacant Unicorn Pub, Old Broughton Road.
<b>Gross Site Area</b> (Hectares)	0.06
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Commercial to the south and west, residential to the east and northeast, community use to the north.
<b>Site boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The site is wholly in Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Change of use could however present an opportunity to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk – The site is not affected by surface water flooding.</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No.</p>
Physical Constraints	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, single directional vehicular access could potentially be created to the site from the A3102 pending consultation with the relevant local highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access could be created to the site from the A3102.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, cycle access could be created to the site from the A3102 pending consultation with the relevant local highways authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	<400m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity.                  The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development with few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity.                  The site is bordered on the north and east by the A3102 and is wholly contained within.</p>

**Heritage Constraints**

## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact subject to further heritage impact assessment. The site is occupied by the Grade II listed Unicorn Public House. The site is also in proximity to four further Grade II listed structures. Further heritage assessment would be required. The existing building was previously a pair of houses and therefore appropriate reuse of the listed building may provide an opportunity to improve the significance and setting of the designated heritage assets.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>The site is in proximity to a mid 20C art-deco style canteen building fronting onto Bath Road. Further heritage assessment would be required to understand the significance of these monuments and identify potential mitigation required.</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within.</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within.</p>
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<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
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<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
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## 3. Assessment of Availability



# TC1

1. Site Details	
<b>Site Reference / Name</b>	TC1
<b>Site Address / Location</b>	Vacant Lloyds Bank Building, 1 High Street
<b>Gross Site Area</b> (Hectares)	0.05
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Previously developed land sites identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily commercial and residential, town centre uses.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from High Street and Place Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from High Street and Place Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from High Street and Place Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>



**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or mitigation possible. The site is located within a Conservation Area. It is also directly adjacent to grade II listed gate piers at entrance to Place Road. The site is surrounded by multiple grade II listed assets, a pair of C19 dwellings on Place Road, a C19 building in retail and office use on High Street, and a C18 shop and house in a row on High Street. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is identified by the Neighbourhood Plan Steering Group.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>


**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Subject to detailed masterplanning, approximately 10 dwellings</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b></p> <p><i>Yes / No</i></p>	<p><b>Amber</b></p> <p><b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant bank building within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. This should also seek to understand the significance of the existing building. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>

# TC3

1. Site Details	
<b>Site Reference / Name</b>	TC3
<b>Site Address / Location</b>	Vacant NatWest, 34 High Street
<b>Gross Site Area</b> (Hectares)	0.03
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Previously developed land sites identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily commercial and residential, town centre uses.
<b>Site Boundary</b>	

<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from High Street.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from High Street.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from High Street.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	<400m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or potential mitigation possible. The site is located within a Conservation Area. The site is surrounded by several grade II listed dwellings, three C18 shops in block to the south on High Street, and two C18 shops in block on the far side of High Street. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>



### 3. Assessment of Availability

_Is the site available for development? Yes / No / Unknown	Unknown. The site is identified by the Neighbourhood Plan Steering Group.
_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown	Unknown
_Is there a known time frame for availability? _Available now / 0-5 years / 6-10 years / 11-15 years	Unknown


### 4. Assessment of Viability

_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown	Unknown
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### 5. Conclusions

_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Subject to detailed masterplanning, approximately 5 dwellings
_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
_Other key information	
_Overall rating (Red/Amber/Green) _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  Are there any known viability issues? Yes / No	Amber  No
_Summary of justification for rating	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant bank building within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>

# TC5

1. Site Details	
<b>Site Reference / Name</b>	TC5
<b>Site Address / Location</b>	Vacant Marjo Fashion, 8-12 Lowbourne
<b>Gross Site Area</b> (Hectares)	0.02
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Previously developed land sites identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	PL/2022/04969 - Change of use (2022) from E Class retail (ground-floor) and C3 residential (first and second-floors) to C3 residential (5 no. apartments) and proposed alterations and extension required to facilitate the change of use. Approved with Conditions in August 2022. The proposed site boundary includes 8-12 Lowbourne Road.
<b>Neighbouring uses</b>	Primarily commercial and residential, town centre uses.
<b>Site Boundary</b>	

<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Lowbourne.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Lowbourne.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Lowbourne.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or potential mitigation possible. The site is located within a Conservation Area. The site is directly adjacent to a row of four grade II listed C19 houses. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

**3. Assessment of Availability**

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is identified by the Neighbourhood Plan Steering Group. The site is however subject to a live planning application which indicates support from the landowners on the change of use of the site.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>


**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Subject to detailed masterplanning. The site has been promoted for 5 units in the live planning application.</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant shop with upper floor homes within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site is subject to a live planning application (PL/2022/04969) alongside adjacent plots for the change of use to residential dwellings.</p>

# TC7

1. Site Details	
<b>Site Reference / Name</b>	TC7
<b>Site Address / Location</b>	Vacant Co-op Funeral Care, Church Street
<b>Gross Site Area</b> (Hectares)	0.01
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial, Business and Service
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Previously developed land sites identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	PL/2022/06333 – Modification of rear louvre grille to allow for a new extraction system for pizza oven business – part retrospective. Application in October 2022.
<b>Neighbouring uses</b>	Primarily commercial and residential, town centre uses.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Church Street.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Lowbourne.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Lowbourne.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	<400m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low landscape sensitivity. The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development, therefore it has few or no valued features that are less susceptible to development and can accommodate change.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity. The site is largely enclosed and has low intervisibility with the surrounding landscape, therefore it would not adversely impact any identified views.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact subject to further heritage impact assessment. The site is located within a Conservation Area. The site is occupied by a grade II listed C18 former cottage. The structure is originally a row of three cottages, now one cottage and two retail units. further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is identified by the Neighbourhood Plan Steering Group.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>_Is there a known time frame for availability?</b>                  _Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>


**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Subject to detailed masterplanning, approximately 4 dwellings</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development subject to identified constraints being mitigated and confirmation of availability.</p> <p>The site is previously developed land located in the town centre of Melksham, excellently located to key services. The site is a vacant Co-op funeral care premises within the Conservation Area and in close proximity to a significant number of designated heritage assets. Further heritage assessment would be required to understand the potential impacts of development and identify appropriate mitigation. The redevelopment of brownfield sites in the Town Centre is generally supported by Policy 9 Town Centre of the Joint Melksham Neighbourhood Plan and Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site has not been promoted for residential development at present. The site may be more suitable for mixed use development to support the vitality of the town centre.</p>

## Coopers Tire (Not included in Main Report)

1. Site Details	
<b>Site Reference / Name</b>	Coopers Tire
<b>Site Address / Location</b>	Coopers Tire
<b>Gross Site Area</b> (Hectares)	12.99
<b>SHLAA/SHELAA Reference</b> (if applicable)	The southeastern part of the site is assessed as Site 3333 in the Site Options and Assessment Report. If the sites are both taken forward for allocation, the relevant policy should avoid double counting the site's development capacity.
<b>Existing land use</b>	Employment
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Previously developed land identified by the Neighbourhood Plan Steering Group.
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Commercial, industry, residential, and leisure (park) uses.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located adjacent to an indicative green infrastructure corridor (Melksham Neighbourhood Plan, River Avon) and a public open space (King George V Park).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. The site is predominantly in Flood Zone 2 and Flood Zone 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Development of the site could present an opportunity to improve flood resilience through sensitive design, such as by limiting more vulnerable uses to upper floors.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is previously developed land. Development of the site would not lead to the loss of the best and most versatile agricultural land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No, the site does not contain national or locally identified wildlife rich habitats. However, the site is adjacent to River Avon and may potentially function as part of a wider ecological network. Further ecological assessments may be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by vehicular access from Bath Road and Scotland Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by pedestrian access from Bath Road and Scotland Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by cycle access from Bath Road and Scotland Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes,</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Owing to the site's current use as an industrial site, the possibility of land contamination should be investigated and appropriately remediated in accordance with Core Policy 56 of the adopted Wiltshire Core Strategy.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>



## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	<400m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Low sensitivity.</i>                  The site contains limited landscape features at present and has a simple landform. The site would constitute brownfield development with few or no valued features that are less susceptible to development and can accommodate change.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Medium sensitivity.</i>                  The site is largely enclosed and has low intervisibility with the surrounding landscape. Development on the site may impact on views of the Avon Clay River Floodplain which is a key landscape asset. The site is likely to be visible from the opposite side of River Avon from King George V Park.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Direct impact subject to further heritage impact assessment. The site is occupied by a grade II listed C19 large house, now in use as an office building. Its associated gate piers, gates and railings are also identified as designated heritage assets. The site is also in close proximity to a number of listed public houses in close proximity. Further heritage assessment would be required. Redevelopment of the site may provide an opportunity to improve the setting of these designated heritage assets.</i></p>
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**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>The site is occupied by a mid 20C art-deco style canteen building fronting onto Bath Road. Further heritage assessment would be required to understand the significance of these monuments and identify potential mitigation required.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham. The site may be appropriate for mixed use development.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built-up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, the site is identified by the Neighbourhood Plan Steering Group</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Potential demolition of existing buildings and contamination due to historic uses</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>325 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years; 6-10 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>                   Potential demolition of existing buildings and contamination due to historic uses</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential or mixed use development.</p> <p>The site is previously developed land in employment use in Melksham. It was announced in October 2022 that the facility would close at the end of December 2023. The site in its current use detracts from the quality of the townscape. Redevelopment of the site provides significant opportunities for enhancing the quality of the public realm at this accessible location; helping to deliver high quality housing and employment provision. The site also offers significant opportunities for further enhancing and opening up the riverside area of this part of Melksham, linking with key existing and proposed green and blue infrastructure networks. The site is in a highly accessible location in close proximity to Melksham Railway Station and Melksham Town Centre. The regeneration of brownfield sites in Melksham is supported by Core Policy 36 of the adopted Wiltshire Core Strategy.</p> <p>The site is predominantly in Flood Zone 2 and 3. Change of use of land or buildings are not normally subject to the sequential or exception tests, nevertheless changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. Redevelopment of the site should seek to improve the flood resilience of existing development through sensitive design, such as by limiting more vulnerable uses to upper floors.</p> <p>The site consists of Grade II listed C19 large house and its associated structures, and is close to a number of listed public houses. Further heritage assessment would be required.</p> <p>The site is currently in employment use. Redevelopment of the site or its buildings must demonstrate that they meet the criteria stated in Core Policy 35 of the adopted Wiltshire Core Strategy with regards to the loss of employment land in Market Towns including Melksham. The possibility of land contamination should be investigated and appropriately remediated in accordance with Core Policy 56 of the adopted Wiltshire Core Strategy.</p>
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# Shaw and Whitley

312

1. Site Details	
<b>Site Reference / Name</b>	312
<b>Site Address / Location</b>	Corsham Road
<b>Gross Site Area</b> (Hectares)	0.49
<b>SHLAA/SHELAA Reference</b> (if applicable)	312
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated. The site is assessed for residential use in this report.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	18 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south and west, agricultural to the northwest, and leisure to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed uses do not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No. The site is not within or adjacent to identified non-statutory environmental designations. The site is in close proximity to a private recreational facility (Whitley Cricket Ground).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk. Over 15% of the site is affected by a high risk of surface water flooding which would need to be appropriately mitigated. This is primarily concentrated at 208 and 209 Corsham Road.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served an existing vehicular access point from Corsham Road which could be potentially improved to support small-scale residential development, subject to further consultation with the relevant Highways Authority. The site is also supported by a vehicular access at 208 and 209 Corsham Road which has limited potential to support further development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by two access points from Corsham Road which could be improved to provide suitable pedestrian access. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by two access points from Corsham Road which could be improved to provide suitable cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low to medium sensitivity.</p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Whitley and plays a supplementary role in supporting the transition of Whitley to the open countryside. Potential development could integrate well with the general settlement pattern of Whitley with the use of sensitive design to retain and enhance existing field boundaries along its eastern settlement edge.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is partially visually enclosed but has some intervisibility with the surrounding landscape and may impact on views of Whitley from the Public Rights of Way to the east.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact on designated heritage asset. The site includes a Grade II listed C18 cottage and is in close proximity to a Grade II listed C19 house. Further heritage assessment would be required. The development intentions for the designated heritage asset is unclear from available site information.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
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<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land.</p>
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<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is partially within and partially adjacent and connected to the existing built up area.</p>
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<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is partially within and partially adjacent and connected to the existing settlement boundary.</p>
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<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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## 2. Assessment of Suitability

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

No

## 3. Assessment of Availability

**Is the site available for development?**

Yes / No / Unknown

Yes. The site has been confirmed as available by the landowner in May 2023 following engagement by Melksham Town Council and Melksham Without Parish Council.

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

Yes / No / Unknown

Part of the site is subject to a conveyance between the landowners with Lloyds Bank and a right of way.

**Is there a known time frame for availability?**

Available now / 0-5 years / 6-10 years / 11-15 years

Unknown

## 4. Assessment of Viability


**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

Yes / No / Unknown

No



# 325

1. Site Details	
<b>Site Reference / Name</b>	325
<b>Site Address / Location</b>	South of Shaw Hill House
<b>Gross Site Area</b> (Hectares)	0.73
<b>SHLAA/SHELAA Reference</b> (if applicable)	325
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated. The site is assessed for residential use in this report.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	26 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the north and west, agricultural to the south and east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed uses do not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by an existing agricultural access point from Shaw Hill which could be potentially improved subject to further consultation with the relevant Highways Authority. Observations from the site visit shows that an alternative access point might be required to ensure adequate visibility splays.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by one existing access point from Shaw Hill which could be improved to provide suitable pedestrian access. The site is opposite to existing footways but is not directly connected to a continuous pedestrian network. A safe pedestrian crossing facility may need to be introduced subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by one vehicular access point from Shaw Hill which could be improved to provide suitable cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by mature and semi-mature trees. Further arboricultural assessment would be required to understand their significance.</p>

**2. Assessment of Suitability**

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required. The site is reported to be used for livestock burial in the past and may be contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity</p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Shaw and supports the transition of Shaw to the open countryside.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity</p> <p>The site is only partially visually enclosed from the northeast and has some intervisibility with the surrounding landscape, including long distance views to Broughton Gifford. Development of the site would impact on views southward of the surrounding limestone lowland landscape from Shaw Hill.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in close proximity to designated heritage assets and has little visual relationship with designated heritage assets in this part of Melksham.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  _Yes / No / Unknown</p>	<p>No</p>
<p><b>_Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>The site is opposite to the existing built up area and adjacent to the ribbon development along Folly Lane</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>The site is adjacent but not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>



### 3. Assessment of Availability

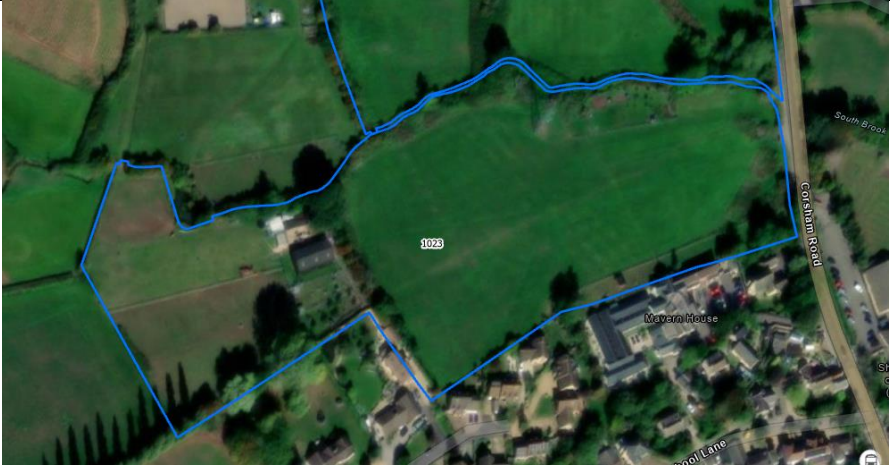
<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	Wiltshire SHELAA sets out an indicative development capacity of 26 dwellings. A lower development capacity of 18 dwellings is expected considering development context in Shaw and the site's key role in character transition.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown. The site has not been confirmed as available for residential development.
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	<b>Amber subject to confirmation of availability and amendment to the settlement boundary</b>  No
<b>Summary of justification for rating</b>	<p>The site is potentially suitable for allocation for residential development, subject to confirmation of availability and amendment to the settlement boundary.</p> <p>The site is a relatively open greenfield site adjacent to a loose knit ribbon development along Folly Lane and Shaw Hill. It is in close proximity to existing bus stops and local facilities, however, there are limited shops in Shaw to support sustainable development.</p> <p>Suitable vehicle and cycle access could be potentially created. This should be explored with the relevant Highways Authority to ensure that adequate visibility splays are provided. The site is not currently connected to a continuous pedestrian network and may require a suitable pedestrian crossing facility to support the scale of the residential development proposed. This crossing and/or access point should sensitively respond to the site's proximity to the junction and turn along the A365 and the presence of mature trees along the site boundary.</p> <p>The site is adjacent but not connected to the settlement boundary and therefore its development would be contrary to Wiltshire Core Strategy CP2 and JMNP1 Policy 6 unless the settlement boundary is updated as part of the preparation of the Neighbourhood Plan update. The site makes a positive contribution to the transition of Shaw to the open countryside and has some intervisibility with the surrounding landscape, including long distance views to Broughton Gifford which would need to be appropriately mitigated. Development of the site however is likely to have limited impact on the overall field pattern and rural character of Shaw.</p> <p>The site is subject to a medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, would be required. Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed site surveys. The site may be affected by ground contamination which should be further investigated.</p> <p>The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. Further confirmation of availability will be required if the site is to be allocated in the Neighbourhood Plan.</p>

# 1023

1. Site Details	
<b>Site Reference / Name</b>	1023
<b>Site Address / Location</b>	Land adjacent the Vicarage
<b>Gross Site Area</b> (Hectares)	3.42
<b>SHLAA/SHELAA Reference</b> (if applicable)	1023
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated. The site is assessed for residential development in this report.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	103 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, greenfield and agricultural to the west, east, and immediate north. Some outbuildings on the western part of the site.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. Approximately 20% of the site, along a local brook, is in Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by a high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by an existing agricultural access point from Corsham Road which could be potentially improved subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access to the site could be created from Corsham Road. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from Corsham Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW79 runs east-west across the site and MELKW78 runs north-south across the westernmost edge of the site, which would need to be retained and enhanced.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees at its boundaries. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>Yes - the site is crossed by overhead power lines and their transmission towers at present. Development of the site would need to be consulted with National Grid</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site currently plays a critical role in providing a rural setting and separation between Whitley and Shaw. It is perceived as part of the wider countryside, strengthened by the open landscape to the east and west accessible via footpaths. Development of the site would represent a medium scale northern extension of Shaw, altering its existing settlement pattern.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity.</b></p> <p>The site is partially visually enclosed from the east but has some intervisibility with the surrounding landscape. Therefore, development of the site would impact on views of the surrounding limestone lowland landscape from Shaw Hill.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site may have a visual relationship with three Grade II listed dwellings to the north. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                  Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would significantly contribute to the coalescence between Whitley and Shaw. The adopted Wiltshire Core Strategy has not identified strategic gaps between settlements at present, and currently plans for the Large Villages of Shaw and Whitley together due to their close proximity and the importance of ensuring future development is coordinated across the wider area. However, the two settlements exhibit different settlement characters and are perceived to be distinct from one another by the local community, as set out in the Rapid Community Character and Distinctiveness Statement and the emerging Green Gap and Green Wedge Assessment for the Joint Melksham Neighbourhood Plan.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Shaw. Development of the site would represent a medium-scale expansion of Shaw and is likely to have an urbanising impact on the area.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is in multiple ownership and has not been actively promoted for development.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Further consultation with the National Grid would be required to understand any potential impacts from the site's proximity to existing overhead powerlines.</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Red</b>                   Further consultation with the National Grid would be required to understand any potential impacts from the site's proximity to existing overhead powerlines.</p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is located between the north of Shaw and South Brook, outside but adjacent to the settlement boundary of Shaw. Development of the site would lead to significant coalescence between Shaw and Whitley, two settlements which are distinct in character, spatial form and community perception as identified in the Joint Melksham Neighbourhood Plan supporting evidence base, with adverse impacts on settlement and landscape character. The site falls under the recommended Green Wedge between Whitely and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Over 20% of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. The site is also subject to medium risk of surface water flooding.</p> <p>Other key suitability constraints identified through this assessment include the presence of mature trees, its intersection with multiple Public Rights of Way, potential impacts on designated heritage assets and the potential loss of the best and most versatile agricultural land subject to detailed surveys.</p> <p>The site has not been confirmed as available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council in October 2022. The site is in multiple ownership.</p>


## 3148

The principle of residential development for Site 3148 is established through the made Joint Melksham Neighbourhood Plan, which allocates the site for approximately 18 dwellings. The site is therefore reviewed using the standard AECOM Site Review template below.

3148 Middle Farm, Corsham Road	
6Site Reference	3148
7Site Address	Middle Farm, Corsham Road
8Site Source	Wiltshire SHELAA
Gross Site Area (Hectares)	1.61
Proposed Development	Residential development
Site Allocation	
Relevant Allocation Policy	<p>The site is allocated for residential development in the made Joint Melksham Neighbourhood Plan 2020-2026 for approximately 18 dwellings. Policy 7 Allocation of Land at Middle Farm, Corsham Road, Whitley set out a range of site requirements including:</p> <ul style="list-style-type: none"> <li>• The development will deliver approximately 18 dwellings including affordable homes in conformity with Wiltshire Core Strategy 43</li> <li>• Proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries</li> <li>• The developable area will be contained within the land south of the junction with Top Lane and a c15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting</li> <li>• Incorporation of a Local Equipped Area of Play (LEAP)</li> <li>• Habitat creation that achieves an overall net enhancement to biodiversity on site</li> <li>• Be of an appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings and conserves the rural setting of the site</li> <li>• Include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity</li> <li>• Provide a single vehicular access to Corsham and enhanced pedestrian crossing facility across Corsham Road to an adoptable standards</li> <li>• Retain and enhance the existing public right of way along the site's northern boundary, and incorporate accessible public green space to the north of the site, north of Top Lane</li> </ul>
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	Not applicable

<p>Does more recent or additional information now exist which could change the findings?</p>	<p>No. The site is confirmed to remain available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022. The site is being actively promoted with a planning application currently being prepared by a developer. There are no more recent or additional information available since the allocation of the site which would change the suitability, availability and achievability of the site. It is noted that the site is located along an indicative green corridor identified in the made Neighbourhood Plan which the required landscape buffer could support if designed with multifunctional benefits. The site is now included within the settlement boundary of Whitley.</p>
<p>Are there any concerns that the conclusion is reasonable and defensible?</p>	<p>No concerns on the principle of residential development</p>
<p><b>Are the conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</b></p>	<p>Yes</p>
<p><b>In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)</b></p>	<p>The site is suitable for allocation of residential development. The site has been confirmed as available in October 2022 and that a planning application is currently being prepared. No more recent or additional information which changes the suitability, availability and achievability of the site.</p>

# 3177

1. Site Details	
<b>Site Reference / Name</b>	3177
<b>Site Address / Location</b>	Land at Shaw
<b>Gross Site Area (Hectares)</b>	24.05
<b>SHLAA/SHELAA Reference (if applicable)</b>	3177
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	662 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily agricultural, with residential to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. More than half of the land to the east of Bath Road falls within Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site does not contain national or locally identified wildlife-rich habitats but is adjacent to area of high spatial priority woodland habitat and high spatial priority woodland improvement.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, vehicular access to the site could be created from multiple points on the A365, Bath Road and Shaw Hill subject to further consultation with the relevant Highways Authority. This may require substantial removal and repositioning of the existing hedgerows.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, pedestrian access could be created from multiple points on the A365, Bath Road and Shaw Hill. Land to the east of Bath Road is connected to the existing pedestrian network. Land to the south of Shaw Hill is opposite but not currently connected to a continuous pedestrian network (including both Bath Road and Shaw Hill). Suitable pedestrian crossing facilities may be required subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access to the site could be created from multiple points on the A365, Bath Road and Shaw Hill.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW89 crosses the site northwest to southeast, and MELKW93 crosses the southern portion of the site east-west. These would need to be retained and enhanced.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site has several semi-mature trees at its border and through its centre and is immediately adjacent to a broad leaved woodland. Further arboricultural assessment would be required to understand their significance.</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is crossed by overhead power lines from its southwestern point to its eastern edge and includes an electricity substation. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement, as well as the existing service easement for the electricity substation are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to significantly impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Shaw. It also plays a critical role in the transition of Shaw into the open countryside, and in creating a landscape buffer between Shaw and Melksham. Development of the site would represent a significant advancement into the open countryside. Considering the scale of development proposed, the site is likely to have a significant and adverse impact on the settlement and landscape character of Shaw. Its change of use will be contrary to the management strategy for this Character Area.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site has high intervisibility with the surrounding landscape, development would adversely impact on views of the surrounding limestone lowland, as well as the views from the Public Right of Way which crosses the site.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Direct impact on designated heritage assets</b></p> <p>The site is adjacent to the Grade II* listed Christ Church and in close proximity to the Grade II listed Church Farm. Development of the site would surround the church with development, significantly detracting its semi-rural setting. It would also surround Church Farm with development of a scale greater than the existing settlement of Shaw, and join the rural farm to the main built up area. This would disconnect Church Farm from its current setting. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built up area.</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary.</b></p>



## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes. Development of the site is likely to contribute to the merging of Shaw to the north western edge of Melksham.</i></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes. The site strongly relates to the rural character of Shaw. Development of the site is likely to have an urbanising impact on the area. Development would constitute a substantial urban extension to Shaw Village which is inappropriate to its current scale and role as a Large Village.</i></p>

## 3. Assessment of Availability


<p><b>_Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</i></p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p><i>No known legal or ownership issues.</i></p>
<p><b>_Is there a known time frame for availability?</b> <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>The site is crossed by overhead power lines and their transmission towers at present, which is likely to significantly impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
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5. Conclusions	
<b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	N/A
<b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	N/A
<b>_Other key information</b>	
<b>_Overall rating (Red/Amber/Green)</b> _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	<b>Red</b>  Further consultation with the National Grid would be required to understand any potential impacts from the site's proximity to existing overhead powerlines.
<b>_Summary of justification for rating</b>	<p>The site is unsuitable for allocation for residential development.</p> <p>The proposed site boundary includes land east of Bath Road to the south of Shaw CofE Primary School and land to the south of Shaw Hill bounded by Norrington Lane to the west. Both parts of the site are outside but adjacent to the settlement boundary and are in close proximity to existing bus stops and local services in Shaw, although development in Shaw would need to rely on shops in Melksham and Whitley. The proposed scale of development is likely to require significant provision of self-supporting infrastructure, which may support local services in Shaw subject to the identification of local needs. The submitted information does not indicate how the two parts of the site could be comprehensively developed.</p> <p>The site plays a critical role in providing a rural setting in Shaw and in creating a landscape buffer between Shaw and Melksham. Development of the site would represent a significant advancement into the open countryside, contrary to the Management Strategy for this Landscape Character Area. Development of the site would constitute a substantial urban extension to Shaw Village which is inappropriate to its current scale and role as a Large Village, with significant and adverse impacts on its settlement and landscape character.</p> <p>The site is adjacent to the Grade II* listed Christ Church and in close proximity to the Grade II listed Church Farm. Development of the site would surround the church with development, significantly detracting from its semi-rural setting. It would also surround Church Farm with development of a scale greater than the existing settlement of Shaw, and join the rural farm to the main built up area. This would disconnect Church Farm from its current setting.</p> <p>The easter half of land east of Bath Road is within Flood Zone 3, and the sequential test and site-level exception test would need to be applied before development could take place.</p> <p>Other key constraints identified include the loss of potentially Best and Most Versatile Agricultural Land subject to further detailed survey, the presence of semi-mature trees subject to further arboricultural assessments, the presence of multiple PRowWs crossing the site and the presence of multiple overhead powerlines.</p>

# 3246

1. Site Details	
<b>Site Reference / Name</b>	3246
<b>Site Address / Location</b>	Land off Corsham Road
<b>Gross Site Area</b> (Hectares)	0.65
<b>SHLAA/SHELAA Reference</b> (if applicable)	3246
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	24 dwellings (Wiltshire SHELAA); 2017 Neighbourhood Plan Site Assessment: 15 dwellings; No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>16/11951/FUL- Refusal of erection of 1 self build 3 bedroom dwelling (2017). The main reasons for refusal include:</p> <ol style="list-style-type: none"> <li>1. The proposal is outside of the settlement boundary for Whitley and has not been allocated for residential development within the Wiltshire Core Strategy, Housing Site Allocations DPD or Neighbourhood Plan</li> <li>2. The proposed development would constitute as unwarranted encroachment of residential development onto agricultural land which lies outside of any defined development limits in the open countryside and in an established gap between two settlements, without justification. This would result in the erosion of the separate identity of the countryside and harm the character and appearance of the area in an area where there is a general presumption against development.</li> <li>3. The proposed development would, by reason of its scale, appearance, siting, plot size, result in an incongruous development and does not respect the existing character and appearance of the area or the existing pattern of development. It would also represent an inefficient use of land.</li> </ol>
<b>Neighbouring uses</b>	Residential to the northwest, and agricultural and leisure (golf club) to the south and southeast.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from Corsham Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access from Corsham Road. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from Corsham Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site, but MELW84 passes near the northern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees to the south. Further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<b>Would development of the site result in a loss of social, amenity or community value?</b> Yes / No / Unknown	No
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of Whitley and plays a key role in supporting the transition of Whitley into the open countryside. The presence of existing mature trees along the southern boundary however helps create a soft settlement edge which could potentially mitigate the landscape impacts identified.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity.</b></p> <p>The site is partially visually enclosed but has some intervisibility with the surrounding landscape and may impact on views east to the surrounding limestone lowlands as well as to the Public Right of Way to the north, which would need to be appropriately mitigated</p>
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### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible</p> <p>There are two Grade II listed buildings to the west of the site, approximately 100m from the site boundary. From the northern section of the site, there is visibility of the spire of the Grade II* listed Christ Church. Further heritage assessment would be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site will increase the risk of coalescence between Shaw and Whitey, although it would not directly result in these two distinct settlements merging into one another. In particular, the southern part of the site has a great significance in maintain the separation and should remain open in character. The existing mature trees along its southern boundary could potentially help soften the settlement edge and support the rural transition of Whitley to the open countryside.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

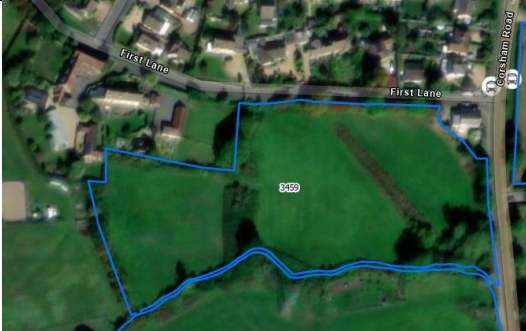
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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### 5. Conclusions



<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>7 – 15 dwellings (dependent on partial or full development), taking into account the need to mitigate any impacts of visual, landscape and settlement character</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>  <b>No</b></p>
<p><b>_Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is adjacent and connected to the settlement boundary of Whitley. It is excellently located at existing bus stops with local public transport links into Melksham Town Centre and is in close proximity to local services in Shaw and Whitley. Suitable access could be created to support residential development. It is connected to a continuous pedestrian network.</p> <p>The site is relatively free from development constraints, however development of the site would increase the risk of coalescence of Shaw and Whitey with some impacts on the local landscape character. In particular, the southern section of the site contributes to the rural separation of the two settlements and should remain relatively open in character. At present Whitley does not have a clear southern settlement edge to the east of Corsham Road. Existing mature trees along the site's southern boundary could potentially help soften the settlement edge and support the rural transition of Whitley to the open countryside. Any potential mitigation landscape buffers should consider how they may support the local green infrastructure network. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site may also have some impact on the character of short views to and from the Public Rights of Way to the north which would need to be appropriately mitigated. Further heritage assessment would be required to understand the development impacts on the setting of a number of listed buildings in close proximity.</p> <p>Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed surveys (Grade 3).</p>

# 3459

1. Site Details	
<b>Site Reference / Name</b>	3459
<b>Site Address / Location</b>	Land adjacent to Lagard House
<b>Gross Site Area</b> (Hectares)	1.72
<b>SHLAA/SHELAA Reference</b> (if applicable)	3459
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	184 dwellings (Wiltshire SHELAA). The latest submitted information shows that the site is proposed for 4 dwellings located at the northern part of the agricultural field (0.49 ha in size). The site is therefore assessed on the basis of partial development (4 dwellings).
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>PL/2021/06922 - Refused outline application (2021) for the erection of 4 dwellings due to unsustainable development. The application site (0.49 Ha) covers part of the identified SHELAA site that is immediately facing First Lane. The reasons for refusal are:</p> <ol style="list-style-type: none"> <li>1. The application is considered to be an inappropriate, unsustainable form of development which would significantly and demonstrably outweigh the benefit of providing additional dwellings in an open countryside location and the provision of employment created through construction processes. As such the proposal is not considered to represent sustainable development.</li> <li>2. The proposed development located in the open countryside would detract from the rural character of the area, would result in urbanisation of the rural landscape and would allow development to encroach upon the northern boundary of Shaw resulting in increasing coalescence between Shaw and Whitley. The proposed development therefore fails to conserve and where possible enhance landscape character or relate positively to its landscape setting.</li> <li>3. It is considered there is insufficient information to determine whether the applicant's drainage strategy would not lead to flooding on site or harmful levels of surface water runoff from the site.</li> </ol>
<b>Neighbouring uses</b>	Residential to the north, and agricultural to the immediate south.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk. Approximately 27% of the site, along a local brook, is in Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test would need to be applied before the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk - Over 15% of the site is affected by high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by vehicular access from First Lane, or the B3353.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access from the B3353.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from First Lane, or the B3353.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW79 passes east-west through the site and MELW78 passes through the western portion of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes within, the site contains several mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity</b>                  The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site plays a critical role in maintaining a landscape buffer between the villages of Whitley and Shaw. It is perceived as part of the wider countryside, strengthened by the open landscape to the east and west accessible via footpaths. Development of the site would result in the urbanisation of the open countryside in this rural location.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b>                  The site is partially visually enclosed from the east but has some intervisibility with the surrounding landscape. Therefore development on the site would impact on views of the surrounding limestone lowland landscape from Shaw Hill, as well as views from the Public Right of Way which crosses the site.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and mitigation possible. The site is adjacent to the Grade II listed Lagard House and opposite to two Grade II listed buildings, 120 and 122 First lane. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation. The Officer Report to the refused application in October 2021 indicates that the development would have no adverse impact on the setting of the listed buildings or harm the</p>
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2. Assessment of Suitability	
	heritage assets considering the indicative separation distance between elevation of the buildings, although it is noted that the site's relationship with Lagard House has not been discussed in detail.
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area.
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary.
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes. Development of the site would result in increasing coalescence between the settlements by extending the settlement edge past the southern side of First Lane and encroaching into the open countryside to the south of Whitley.
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes. The site strongly relates to the rural character of Whitley. Development of the site is likely to have an urbanising impact on the area.
3. Assessment of Availability	
<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	No known legal or ownership issues.
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now

**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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**5. Conclusions**

<p><b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>_Other key information</b></p>	
<p><b>_Overall rating (Red/Amber/Green)</b>                  _The site is <b>suitable and available</b>                  _The site is <b>potentially suitable, and available.</b>                  _The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b></p> <p><i>Yes / No</i></p>	<p><b>Red</b></p> <p>No</p>


<p><b>_Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is located to the south of First Lane, which currently defines the southern settlement edge of Whitley. It plays an important role in maintaining the physical and perceived separation between the two distinct villages of Whitley and Shaw and reads as part of the wider open countryside to the east and west accessible via public footpaths. Development of the site would result in the urbanisation of the open countryside in this rural location beyond a clearly defined settlement edge, encroaching upon the northern boundary of Shaw and resulting in coalescence between Shaw and Whitley. This adversely impacts the settlement and landscape character of Whitley. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>A significant part of the site is in Flood Zone 3 and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. The site is also subject to medium risk of surface water flooding.</p> <p>Other key suitability constraints identified through this assessment include the presence of mature trees, its intersection with multiple Public Rights of Way, potential impacts on designated heritage assets and the potential loss of the best and most versatile agricultural land subject to detailed surveys.</p>
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# 3651

1. Site Details	
<b>Site Reference / Name</b>	3651
<b>Site Address / Location</b>	Land adjacent to Church Farm House, Bath Rd, Shaw, SN12 8EF
<b>Gross Site Area (Hectares)</b>	0.66
<b>SHLAA/SHELAA Reference (if applicable)</b>	3651
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	The 2017 SHELAA does not include an assessment of this site. The site was promoted for 9 dwellings in the withdrawn planning application.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	<p>17/00892/OUT - Outline planning application for residential development (9 dwellings). The application was withdrawn in April 2017.</p> <p>Consultee responses submitted to the withdrawn application notes that:</p> <ul style="list-style-type: none"> <li>The proposed development, in outline form, is considered to have less than substantial harm on the identified heritage assets. The site is adjacent to the Grade II listed Church Farm and approximately 55 metres south of the Grade II* Christ Church. Wiltshire Council's Heritage Officer has noted that the impact of the proposed development on the settings of these listed buildings is of key importance. Christ Church is an imposing structure, standing on the eastern edge of Shaw with farmland to the east and south. The proposed development would remove the nearest farmland to the south and therefore result in further surrounding the church with development, detracting from its semi-rural setting. In addition, Church Farm sits relatively isolated, with its former farmyard to the south-east. The development of the application site would join this rural farm with the main built up area of Shaw to the northwest, which in turn would disconnect Church Farm from its setting.</li> <li>The site is not within or immediately adjacent to any site designated for nature conservation and there are no significant protected species issues in the immediate surrounding area. The applicant's Extended Phase 1 habitats Survey identifies that a number of the mature trees may be suitable for bat roosting and recommends further inspection of any that present features for bat roosting. The survey report also states that there is a significant amount of habitat within the site that is suitable for reptiles. The survey report also states that there is a significant terrestrial habitat suitable for great crested newts within the site and several ponds between 200m-500m from the edge of the site. Wiltshire Council's Ecology Officer recommend a holding objection to the application on the basis that there was insufficient information to allow the LPA to judge whether the proposal would result in negative impacts on protected species. Further surveys including the survey of mature trees within and adjacent to the site boundary, reptile survey using refugia mats of all suitable habitat within the site boundary and a HSI assessment of ponds within 500m of the site boundary and assessment of the impact of loss of terrestrial habitat within the site are recommended.</li> <li>Wiltshire Council's Highways Officer has shown concerns with regards to whether the site could provide adequate visibility splays at the access points identified</li> <li>The site is in Flood Zone 1. Wiltshire Council's mapping system shows that the whole area is prone to ground water flooding which usually indicates that soakaways or any other sustainable urban drainage systems will not work if the ground water table is too high, which will need to be understood through filtration or percolation tests. The mapping system also shows that there is a surface water flood risk on the A365 and as</li> </ul>



**1. Site Details**

	<p>the application site is higher than the road from the topographical survey) any surface water run off is likely to run straight to the road and increase the chance of surface water flooding. The planning officer notes that the applicant would need to demonstrate how surface water will be dealt with from the site.</p>
<p><b>Neighbouring uses</b></p>	<p>Residential to the northwest, agricultural to the south.</p>
<p><b>Site Boundary</b></p>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding. Consultee response to the withdrawn application however shows that there is a risk of surface water flooding on the A365 which may be exacerbated by the site due to its higher topographical location. Further water assessments would be required.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site could potentially be served by vehicular access from Bath Road subject to further consultation with the relevant Highways Authority. Wiltshire Council's Highways Officer has previously expressed concerns on whether the proposed access in the withdrawn planning application could provide adequate visibility splays.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site could be potentially served by pedestrian access from Bath Road subject to further consultation with the relevant Highways Authority. The site is not currently connected to a continuous pedestrian network. It is however opposite to the existing pavements along Bath Road which could be potentially connected to the site through the introduction of appropriate crossings subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site could potentially be served by cycle access from Bath Road subject to further consultation with the relevant Highways Authority. Wiltshire Council's Highways Officer has previously expressed concerns on whether the proposed access in the withdrawn planning application could provide adequate visibility splays.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site is bordered by mature trees. Further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>The site located north of an overhead power line under 100m away. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Shaw. It also plays a key role in supporting the transition of Shaw into the open countryside, and in creating a landscape buffer between Shaw and Melksham.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity. The site is partially screened but has some intervisibility with the surrounding landscape, development may adversely impact on views of the surrounding limestone lowland.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Direct impact on designated heritage assets The site is adjacent to the Grade II listed Church Farm and approximately 55 metres south of the Grade II* Christ Church. Wiltshire Council's Heritage Officer has noted that the impact of the proposed development on the settings of these listed buildings is of key importance. Christ Church is an imposing structure, standing on the eastern edge of Shaw with farmland to the east and south. The proposed development would remove the nearest farmland to the south and therefore result in further surrounding the church with development, detracting from its semi-rural setting. In addition, Church Farm sits relatively isolated, with its former farmyard to the south-east. The development of the application site would join this rural farm with the main built up area of Shaw to the northwest, which in turn would disconnect Church Farm from its setting.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

**2. Assessment of Suitability**

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would contribute to the coalescence between Shaw and Melksham.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

**3. Assessment of Availability**


<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues.</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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# MEL01

1. Site Details	
<b>Site Reference / Name</b>	MEL01
<b>Site Address / Location</b>	Whitley Farm, Middle Lane, Whitley
<b>Gross Site Area (Hectares)</b>	1.61
<b>SHLAA/SHELAA Reference (if applicable)</b>	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	The site is promoted for 21 dwellings, including the conversion of listed buildings
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022. The site was previously assessed in the 2017 AECOM Site Assessment (Site 17: Whitley Farm).
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the north and northeast, and agricultural to the south.
<b>Site Boundary</b>	



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding. The 2017 Site Assessment indicates that there has been previous surface water flooding issues along First Lane which might need to be mitigated, such as through the use of SuDs, subject to further flood risks assessments.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by multiple vehicular access from First Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is opposite but not connected to a continuous footpath to Whitley at present. A suitable pedestrian access could be potentially created subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access from First Lane.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW75 passes along the southern edge of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some mature trees at its southwestern border, but further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required as the site includes storage tanks and units.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>

**2. Assessment of Suitability**

<i>Yes / No / Unknown</i>	
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	400-1200m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: orange;">Medium sensitivity.</p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site contains limited landscape features at present and has a simple landform, however in its current agricultural use it plays a supporting role in supporting the transition of Whitley into the open countryside.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: orange;">Medium to high sensitivity</p> <p>The site has some intervisibility with the surrounding landscape, development would impact on views of the surrounding limestone lowland, as well as the views from the Public Right of Way to the south which would need to be mitigated. The site is in a slightly elevated and prominent location. As the site is mostly consists of existing agricultural outbuildings and built structures, the change introduced by the redevelopment of the site could be potentially mitigated through sensitive design in relation to character, scale of development and the introduction of landscape buffer along the boundaries.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i></p>	<p style="color: red;">Direct impact subject to further heritage assessment. Three existing buildings or structures on the site are Grade II listed, including Barn at Whitley Farm, Whitley Farmhouse and the Mounting Block to Right of Farm</p>
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**2. Assessment of Suitability**

<p><i>Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Entrance of Whitley Farm. However, the current setting of the designated heritage structures is harmed by the modern agricultural buildings and storage units on site. Development of the site has the potential to be sympathetic to surrounding residential areas and capitalise on the underutilised nature of the site. Although there are three Grade II listed buildings within the locality of the site, development has the potential to enhance the setting of these historic features, such as through the demolition of modern agricultural outbuildings to enhance the setting of the existing heritage assets and better reveal significance through sensitive design.</p> <p>The site has been subject to a high level heritage assessment In 2020 as part of the JMNP on the potential allocation of the site for 30 dwellings. The assessment concludes that the northwest corner of the site (extent not indicated) is considered less sensitive in terms of context and may have potential for a modest scheme which fully recognises the setting and significance of the listed buildings. Information submitted as part of the Call for Sites by the promoter in 2022 notes that Wiltshire Council's Conservation Officer is in agreement with the extent of development proposed and it was confirmed that more than 10 dwellings can be delivered on site. Further heritage assessment would be required.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land. The majority of land for new residential development is greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement.</p>

## 3. Assessment of Availability


<p><b>_Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues. The site is in a single ownership.</p>
<p><b>_Is there a known time frame for availability?</b> <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Development of the site would require substantial removal of existing agricultural outbuildings and a water tank, as well as conversion of existing listed buildings. This is likely to impact the development cost of the site.</p>
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5. Conclusions	
<b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	10- 21 dwellings (Proposed by Promoter)
<b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5 years
<b>_Other key information</b>	
<b>_Overall rating (Red/Amber/Green)</b> _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	Amber  No
<b>_Summary of justification for rating</b>	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site predominantly consists of modern agricultural outbuildings and three Grade II listed structures including Whitley Farm (proposed for conversion) and Whitley Farmhouse (proposed for conservation). It is adjacent to the built up area and settlement boundary of Whitley and is in close proximity to local services along First Lane.</p> <p>The submitted information notes that the deteriorating farm complex is no longer required for agricultural use as the current road layout is unsuitable for accommodating agricultural machinery and the condition or layout of the buildings is no longer appropriate for modern agricultural requirements.</p> <p>There are three Grade II listed buildings or structures within the locality of the site. Residential development of the site has the potential to enhance the setting of the existing heritage assets and better reveal significance through high quality design and demolition of the modern agricultural buildings, subject to further consultation with Historic England and the Wiltshire Council’s heritage officers, as well as heritage assessment. The adaptive reuse of disused agricultural buildings also helps bring heritage assets into productive use.</p> <p>The site currently plays a supporting role in the rural transition of Whitley to the open countryside and has some intervisibility with the wider landscape area. However, owing to the scale of the existing agricultural outbuildings and built structures, the change introduced by its redevelopment and conversion of the site would be limited and could be further mitigated through sensitive design and the introduction of an appropriate landscape buffer. This should take into account views to and from the Public Rights of Way along the southern edge of the site and retain and enhance existing semi-mature trees on site. Development of the site provides an opportunity to help soften the settlement edge.</p> <p>Other key constraints identified include the potential loss of Grade 3 Agricultural Land and surface water flood risk which would need to be further investigated and/or mitigated.</p>

# MEL07

1. Site Details	
<b>Site Reference / Name</b>	MEL07
<b>Site Address / Location</b>	Land to the rear of 3148
<b>Gross Site Area</b> (Hectares)	5.14
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Leisure (sports) to the southeast. Residential to the west, agricultural and greenfield to the northeast. The agricultural field east of Corsham Road (Site 3148) is allocated for residential use in the made Joint Melksham Neighbourhood Plan.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p style="color: #008080;">Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is not currently connected to the adopted Highways Network and does not have existing vehicle access. The submitted information however shows that the site is in the same land ownership to the Site 3148, which is allocated for residential development in the made Neighbourhood Plan and connected to the Corsham Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site does not have existing pedestrian access. The submitted information however shows that the site is in the same land ownership to the Site 3148, which is allocated for residential development in the made Neighbourhood Plan and connected to the Corsham Road. Extension to the existing pedestrian network would be required and this could be achieved within the site boundary of Site 3148.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is not currently connected to the adopted Highways Network and does not have existing vehicle access. The submitted information however shows that the site is in the same land ownership to the Site 3148, which is allocated for residential development in the made Neighbourhood Plan and connected to the Corsham Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">Yes, MELW85 runs east-west across the northern portion of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">No</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Adjacent. The site includes some semi-mature trees along the boundary but further arboricultural assessment would be required to understand their significance.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is located approximately 200m west of Melksham Substation. Development of the site may require consultation with National Grid.</p> <p>The site is also adjacent to an overhead power line to the north. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid’s Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes’ walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p>
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2. Assessment of Suitability	
<p><i>to development. The site can accommodate minimal change.</i></p>	<p>The site contains <b>limited</b> landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Whitley and plays a key role in supporting the transition of Whitley to the open countryside. In particular, it plays a key role in providing a rural setting to Whitley to the east as a buffer between the settlement and the electricity substation. Development of the site would represent a significant advancement into open countryside. Its change of use will be contrary to the management strategy for this Character Area.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p><b>Medium to high sensitivity</b></p> <p>The site is partially visually enclosed but has some intervisibility with the surrounding landscape and may impact on views to Whitley and the Open Countryside from the Public Rights of Way along its northern boundary. This could be potentially mitigated through sensitive design</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or mitigation possible. Site is located in close proximity to several Grade II listed buildings along Corsham Road. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Whitley. Development of the site would constitute a substantial expansion of Whitley comparative to its scale, function and settlement hierarchy.</p>

## 3. Assessment of Availability

<p><b>_Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues.</p>
<p><b>_Is there a known time frame for availability?</b>  <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	


## 4. Assessment of Viability

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Further consultation with the National Grid would be required to understand any potential impacts from the site's proximity to existing overhead powerlines and the electricity substation.</p>
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**5. Conclusions**

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)                  The site is suitable and available                  The site is potentially suitable, and available.                  The site is not currently suitable, and available.                  Are there any known viability issues?                  Yes / No</p>	<p>Red  No</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is a greenfield outside but adjacent to the defined settlement boundary of Whitley. It is currently removed from the built up area but adjacent to Site 3148 allocated for residential development in the made Joint Melksham Neighbourhood Plan.</p> <p>The site strongly relates to the rural character of Whitley. Development of the site would constitute a substantial expansion of Whitley to the open countryside disproportionate to its scale, settlement function and service levels. The site plays a critical role in providing a rural setting to Whitley to the east as a buffer between the settlement and the electricity substation. Its change of use would be contrary to the Management Strategy for this Landscape Character Area, which seeks to maintain and conserve the peaceful rural nature of the area with the villages set in their surroundings of arable and pastoral farmland. This change is likely to have a direct adverse impact on the openness, tranquillity and visual amenity of the rural transition experienced by users of the Public Rights of Way across the northern boundary of the site.</p> <p>The site is not currently connected to the adopted Highways Network although potential vehicular, pedestrian and cycle access could be created through Site 3148 in the same landownership.</p> <p>Other key constraints identified include potential impacts on the indicative Green Infrastructure Corridor, loss of Grade 3 Agricultural Land, potential impacts on designated heritage assets and proximity to the electricity substation</p>

# MEL08

1. Site Details	
<b>Site Reference / Name</b>	MEL08
<b>Site Address / Location</b>	Land to the rear of 3246 (Site A)
<b>Gross Site Area</b> (Hectares)	0.57
<b>SHLAA/SHELAA Reference</b> (if applicable)	Not applicable
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	No indicative capacity provided by the promoter
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites 2022
<b>Planning history</b>	No recent planning applications.  The approved application W/11/00297/FUL (April 2011) for the change of use from agricultural land to cricket field (D2 use) with changing facilities and equipment storage includes MEL08 as part of the application site and considers it part of a buffer between the Cricket Ground and adjacent residential dwellings.
<b>Neighbouring uses</b>	Residential to the west, leisure (sports) and greenfield to the east.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is served by vehicular access via a narrow single lane track to the agricultural field and the cricket facility. This access also forms part of the Public Rights of Way network. It is not known whether this access could be potentially upgraded to the support residential development given its narrow width. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site may potentially be served by pedestrian access to Corsham Road pending the upgrade of the access road, the relevant local authorities would need to be consulted as part of any proposal. The site is connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site may potentially be served by cycle access to Corsham Road pending the upgrade of the access road, the relevant local authorities would need to be consulted as part of any proposal.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, MELW84 runs across the centre of the site. Development of this site would need to ensure that the proposal would not detrimentally affect the right of people to use and enjoy the PRoW.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>



## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p style="color: green;">No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <span style="color: green;"><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></span></li> <li>• <span style="color: orange;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></span></li> <li>• <span style="color: red;"><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></span></li> </ul>	<p style="color: red;"><b>High sensitivity</b></p> <p style="color: red;">The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p style="color: red;">The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of this part of Whitley and plays a key role in supporting the transition of Whitley to the open countryside. Development of the site would also lead Whitley's settlement extension beyond the established soft edge formed by a continuous line of boundary hedgerows. The site currently reads as part of the rural transition of Whitley to the open countryside. Its change of use will be contrary to the management strategy for this Character Area.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium to high sensitivity The site is partially visually enclosed but has some intervisibility with the surrounding landscape. Development of the site is likely to significantly impact on the character of views of Whitley from the Public Rights of Way crossing the site.</p> <p>The proposed site boundary is irregular, covering only part of the wider agricultural fields. Further design consideration would be required to establish an appropriate access to the existing Cricket Ground and ensure that adequate landscape buffers are introduced.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or mitigation possible. Site is located to the rear of a grade II listed C19 dwelling. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is currently in agricultural use but forms part of the amenity agricultural land to Whitley Cricket Ground. Development of the site would need to ensure that the operations of the recreational ground would not be adversely impacted. It would also be necessary for the detailed proposal to demonstrate that the future residents could be adequately protected from balls flying over the boundary during matches, such as through the use of sensitive layouts and maintaining buffer zones.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary.</p>

**2. Assessment of Suitability**

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No. Development of the site would not significantly change the size and character of the existing settlement.</p>

**3. Assessment of Availability**

<p><b>_Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>No known legal or ownership issues.</p>
<p><b>_Is there a known time frame for availability?</b> <b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>


**4. Assessment of Viability**

<p><b>_Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Further consultation with the National Grid would be required to understand any potential impacts from the site's proximity to existing overhead powerlines and the electricity substation.</p>
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**5. Conclusions**

<p>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>_What is the likely timeframe for development _(0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>_Other key information</p>	
<p>_Overall rating (Red/Amber/Green) _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  Are there any known viability issues? <b>Yes / No</b></p>	<p>Red  No</p>
<p>_Summary of justification for rating</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is a greenfield outside but adjacent to the defined settlement boundary of Whitley. It currently acts as a buffer between existing dwellings east of Corsham Road, including two Grade II listed buildings, and Whitley Cricket Ground. Development of the site would extend the settlement pattern beyond the established soft edge formed by a continuous line of boundary hedgerows.</p> <p>The site plays a critical role in the rural transition of Whitley to the open countryside. Its change of use would be contrary to the Management Strategy for this Landscape Character Area, which seeks to maintain and conserve the peaceful rural nature of the area with the villages set in their surroundings of arable and pastoral farmland. This change is likely to have a direct adverse impact on the openness, tranquillity and visual amenity of the rural transition experienced by users of the Public Rights of Way which crosses along the access point and centre of the site.</p> <p>The site is served by vehicular access via a narrow single lane track to the agricultural field and the cricket facility. It is not known whether this access could be potentially upgraded to support residential development given its narrow width. Further consultation with the relevant Highways Authority would be required.</p> <p>Other key constraints identified include potential impacts on the indicative Green Infrastructure Corridor, loss of Grade 3 Agricultural Land, potential impacts on designated heritage assets and the need to adequately protect future residents from balls flying over the Cricket Ground boundary.</p>

# MEL11

1. Site Details	
<b>Site Reference / Name</b>	MEL11
<b>Site Address / Location</b>	Land north of Folly Lane.
<b>Gross Site Area</b> (Hectares)	12 Ha (Site Promoter Submission) / 14 Ha (AECOM)
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential-led development
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	85-100 dwellings proposed by landowner.
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Agricultural and greenfield to the east and west, low density residential to the north and south.
<b>Site boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent. Part of the site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is predominantly in Flood Zone 1. However, a small portion at the centre of the site, along a local brook, falls within Flood Zone 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site-level exception test should be applied before these parts of the site could be developed.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk – Less than 15% of the site is affected by a high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven. The site slopes downwards towards a local brook, decreasing from approximately 54m AOD to 48m AOD from lowest to highest point.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is served by an existing agricultural access point from Shaw Hill, which could be potentially improved, new access points may also potentially be created from Folly Lane and First Lane, subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Suitable pedestrian access could be potentially created from Folly Lane, connected to a continuous footway network at Shaw. The site is opposite but not connected to a continuous footpath to Whitley at present. A suitable pedestrian access at this location however could be potentially created subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Cycle access could potentially be created from Folly Lane or First Lane.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. MELW75 crosses the northernmost portion of the site from east to west, MELW79 follows the southeastern boundary of the site, and MELW78 crosses the easternmost portion of the site from north to south. These would need to be retained and enhanced.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. No existing trees on site are protected under the Tree Preservation Order.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is adjacent to trees protected under the Tree Preservation Order along Folly Lane and at the southeastern corner.</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required. The site may be adjacent to a historic landfill and its access at Purpitt.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - the site is crossed by two overhead power lines and their transmission towers at present. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p><b>No.</b></p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>High sensitivity</b></p> <p>The site falls within the Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland.</p> <p>The site currently plays a critical role in providing a rural setting and separation between Whitley and Shaw. It is perceived as part of the wider countryside, strengthened by the open landscape to the east and west accessible via footpaths. Development of the site in its totality would result in the direct coalescence between Shaw and Whitley, representing a substantial extension to both villages and altering their existing settlement pattern.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity.</p> <p>The site is partially visually enclosed from the north but has some intervisibility with the surrounding landscape from the southeast. Therefore, development of the site would impact on views of the surrounding limestone lowland landscape from Shaw Hill.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact. The site is in close proximity to a number of Grade II listed houses including Lagard House, 46 and 47 Folly Lane, Minister House and 60 Folly Lane. It also has a visual relationship with multiple designated heritage assets at Whitley Farm and may contribute to its agricultural setting. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No.</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up areas of both Shaw and Whitley.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the settlement boundaries of both Shaw and Whitley.</p>

**2. Assessment of Suitability**

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site in its totality would directly result in the coalescence between Whitley and Shaw. The adopted Wiltshire Core Strategy has not identified strategic gaps between settlements at present, and currently plans for the Large Villages of Shaw and Whitley together due to their close proximity and the importance of ensuring future development is coordinated across the wider area. However, the two settlements exhibit different settlement characters and are perceived to be distinct from one another by the local community, as set out in the Rapid Community Character and Distinctiveness Statement and the emerging Green Gap and Green Wedge Assessment for the Joint Melksham Neighbourhood Plan. Development of the site may also reduce the settlement gap between Shaw and the ribbon development at Purpitt.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Whitley and Shaw. Development of the site would represent a large-scale expansion of Whitley and Shaw and is likely to have an urbanising impact on the area.</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown.</p>
<p><b>Is there a known time frame for availability?</b>          Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>The site is crossed by overhead powerlines which may impact viability.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>85-100 homes are proposed by the site promoter.</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years (site promoter indicates start of construction in 2026/27)</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <i>suitable and available</i>                  The site is <i>potentially suitable, and available</i>.                  The site is <i>not currently suitable, and available</i>.  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>Amber</b>  <b>No</b></p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for partial allocation for residential-led development.</p> <p>The site is greenfield outside but adjacent to the settlement boundaries of Shaw and Whitley respectively. It is in close proximity to existing bus stops and local services in Shaw and Whitley. The proposed scale of development is unlikely to require the full extent of available land.</p> <p>The site plays a critical role in providing a rural setting and separation between Whitley and Shaw. Development of the site in its entirety would result in the direct coalescence between Shaw and Whitley, two settlements which are distinct in character, spatial form and community perception as identified in the Joint Melksham Neighbourhood Plan supporting evidence base, with significant and adverse impacts on their settlement and landscape character. It would also constitute a substantial extension to both villages inappropriate to their current or planned role as a Large Village.</p> <p>Partial development of the site may offer opportunities to retain the physical, visual and perceived separation between Shaw and Whitley and potentially mitigate development impacts on landscape character, subject to further site-level visual and landscape assessment and mitigation strategies. The positioning and design of any potential partial development of the site should also positively respond to its topography, access and movement network, existing features including the local brook, overhead powerlines, tree and vegetation on and adjacent to the site and flood risks. It should make effective use of land and in addition have regard to the potential risk of coalescence between Purpitt and Shaw.</p> <p>A section of the site along the local brook is in Flood Zone 3. As a result, the sequential test and a site-level exception test would need to be applied.</p> <p>The site is in close proximity to several Grade II listed heritage assets including multiple rural houses and Whitley Farm, and it may contribute to their agricultural setting. Further heritage assessments would be required. Additionally, the site is adjacent to multiple trees protected under the Tree Preservation Order at Folly Lane.</p> <p>Other key constraints identified include the potential loss of the Best and Most Versatile Agricultural Land subject to further detailed survey and the presence of multiple PRowS crossing the site, which should be retained and enhanced.</p>
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# Beanacre

3225

1. Site Details	
<b>Site Reference / Name</b>	3225
<b>Site Address / Location</b>	Plot 2, Land off Chapel Lane
<b>Gross Site Area</b> (Hectares)	0.58
<b>SHLAA/SHELAA Reference</b> (if applicable)	3225
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	0 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter. The site has been assessed as part of the 2017 AECOM Site Options and Assessment which concludes that the site has a potential housing development capacity for 10 dwellings (Site 19).
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, and agricultural to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is partly Grade 2 Very Good Agricultural Land and partly Grade 3 Good to Moderate Quality Agricultural Land. Development of the site would lead</p>

**2. Assessment of Suitability**

	to the loss of the Best and Most Versatile Agricultural Land.
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>The site currently has agricultural access from Chapel Lane, a narrow rural track off the A350. This track may not be suitable to support additional traffic movements, or would require significant improvements outside of the site boundary. It is likely that existing boundary hedgerows would need to be partially removed and replanted to provide adequate visibility splays. Further consultation with the relevant Highways Authority would be essential.</p> <p>The track is a bridleway from the site's access point to the north. This route does not lead to any further destinations apart from existing agricultural land and the open countryside.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No, the site is not served by pedestrian access. It is not connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes, cycle access could potentially be created to the site pending upgrade of Chapel Lane. The relevant local highways authority would need to be consulted.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No, there are no PRoW crossing the site although MELW99 passes close to the eastern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Within. The site includes a significant oak tree to the northwest corner.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - the site is crossed by low-voltage overhead powerlines.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by as strong sense of openness throughout the area, with characteristically extensive views across the vales. Sense of tranquillity is however disturbed due to proximity to main settlements and major interconnecting road corridors. Mature single trees at field boundaries and within fields are identified as key landscape sensitivities.</p> <p>The site has a simple landform, however it makes a positive contribution to the rural landscape character of Beanacre and plays a key role in supporting the transition between residential properties and the open countryside beyond to the north. A significant oak tree located to the north east corner contributes to the landscape character of the site and should be retained in principle.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is partially visually enclosed but has some intervisibility with the surrounding landscape and may impact on views east to the Avon Clay River Floodplain which is considered a key landscape asset. The site is overlooked by users of the bridleway. Development of the site may introduce a significant change to the character of the existing view from the bridleway which would need to be appropriately mitigated.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Beanacre is identified as a small village in the adopted Wiltshire Core Strategy, in which the settlement boundaries are removed and there is a general presumption against development outside the defined developments of the Principal Settlements, Market towns, Local Service Centres and Large Villages.</p> <p>Core Policy 2 states that at the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:</p>



## 2. Assessment of Suitability

	<ul style="list-style-type: none"> <li>• Respect the existing character and form of the settlement</li> <li>• Does not elongate the village of imposed development in sensitive landscape areas</li> <li>• Does not consolidate an existing sporadic loose knit areas of development related to the settlement</li> </ul>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement. Development of the site would however have some impact on the dispersed and predominantly ribbon development pattern in Beanacre.</p>

## 3. Assessment of Availability


<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is crossed by low-voltage overhead powerlines which may impact viability.</p>
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5. Conclusions	
<b>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	8 dwellings, taking into account the need to provide an appropriate landscape buffer and enhanced settlement boundary.
<b>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5 years
<b>_Other key information</b>	
<b>_Overall rating (Red/Amber/Green)</b> _The site is <b>suitable and available</b> _The site is <b>potentially suitable, and available.</b> _The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	Amber  No
<b>_Summary of justification for rating</b>	<p>The site is potentially suitable for allocation for residential use subject to significant constraints being resolved or mitigated.</p> <p>The site is located to the north of Beanacre, outside but adjacent to the built-up area. Beanacre is outside of walking distance from most of the key services. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Beanacre. Nevertheless, proposals for development in small villages will be supported where they seek to meet housing needs and meets the defined criteria in relation to settlement character. The site has a simple landform and contributes positively to the rural landscape character of Beanacre, but its intervisibility with the Bridleway and surrounding open countryside requires appropriate landscape buffers and sensitive design. A significant oak tree located in the north east corner contributes to the landscape character of the site and should be retained.</p> <p>The site is subject to limited environmental constraints and is in close proximity to existing bus stops connecting to Melksham, although this service is limited with no evening or Sunday bus service. While the site currently has agricultural access from Chapel Lane, this track may not support additional traffic movements and the provision of continuous pedestrian access may require land outside of the site boundary. Further consultation with the relevant Highways Authority will be critical should the site be considered for allocation.</p> <p>Development of the site will lead to the loss of Grade 2 Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site is crossed by low voltage overhead powerlines which may affect the development viability.</p> <p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>

# 3226

1. Site Details	
<b>Site Reference / Name</b>	3226
<b>Site Address / Location</b>	Plot 4, Land off A350
<b>Gross Site Area (Hectares)</b>	1.62
<b>SHLAA/SHELAA Reference (if applicable)</b>	3226
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Residential
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	0 dwellings (Wiltshire SHELAA); No indicative capacity provided by the promoter.
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Primarily agricultural, with residential to the southeast.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site wholly consists of Grade 2 Very Good Agricultural Land.</p>

<b>2. Assessment of Suitability</b>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site has existing agricultural access from the A350, however significant improvement is likely to be required to ensure the provision of adequate visibility splays an address the level difference between the site and the A360 (approximately 1.5m). The adopted Wiltshire Core Strategy CP62 states that proposals for new development should not be accessed directly from the national primary route outside built-up areas, unless an over-riding need can be demonstrated. Further consultation with the relevant Highways Authority would be essential. The creation of vehicular access is likely to require substantial removal of existing hedgerows which forms a gateway feature when approaching Beanacre from the north.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by pedestrian access to Beanacre Road. The site is connected to a continuous pedestrian network, although the existing footway at this location is very narrow.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access to Beanacre Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. The site is bordered by mature trees to the south. Further arboricultural assessment would be required to understand the impact of development.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - the site is crossed by low-voltage overhead powerlines.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	400-1200m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. Sense of tranquillity is however disturbed due to proximity to main settlements and major interconnecting road corridors. Mature single trees at field boundaries and within fields are identified as key landscape sensitivities.</p> <p>The site is in a slightly elevated position, with mature vegetation along the A350 boundary which functions as a gateway feature when approaching Beanacre from the north. The site also makes a positive contribution to the rural and tranquil landscape character of Beanacre and plays a key role in supporting the transition of Beanacre into the open countryside. Development of the site would have a substantial and adverse urbanising effect. The provision of a suitable access is also likely to require the substantial removal of the existing hedgerows which positively contributes to the landscape character of Beanacre.</p> <p>Development of the site would also join the roadside development in Beanacre with the isolated ribbon development to the north of A350, contrary to Core Policy 2 of the adopted Wiltshire Core Strategy which requires development at the small villages to not consolidate an existing an existing sporadic loose knit areas of development related to the settlement.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium to High Sensitivity</b></p> <p>The site is in a slightly elevated position and is perceived as part of the open countryside, with some intervisibility with the surrounding landscape. The site has long views to the north over agricultural land and some intervisibility with the surrounding Public Rights of Way network. Development of the site will impact on views east to the Avon Clay River Floodplain which is considered a key landscape asset.</p> <p>The site currently has limited intervisibility to the south due to the presence of mature vegetation that provides screening, however the provision of a suitable access is likely require substantial removal of existing hedgerows and an engineering solution to address the level difference, both which would significantly change the visual character of the site as an open gap.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Beanacre is identified as a small village in the adopted Wiltshire Core Strategy, in which the settlement boundaries are removed and there is a general presumption against development outside the defined</p>

**2. Assessment of Suitability**

	<p>developments of the Principal Settlements, Market towns, Local Service Centres and Large Villages.</p> <p>Core Policy 2 states that at the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:</p> <ul style="list-style-type: none"> <li>• Respect the existing character and form of the settlement</li> <li>• Does not elongate the village of imposed development in sensitive landscape areas</li> <li>• Does not consolidate an existing sporadic loose knit areas of development related to the settlement</li> </ul>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Development of the site would also join the roadside development in Beanacre with the isolated ribbon development to the north of A350, contrary to Core Policy 2 of the adopted Wiltshire Core Strategy which requires development at the small villages to not consolidate an existing an existing sporadic loose knit areas of development related to the settlement.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Beanacre. Development of the site is likely to have an urbanising impact on the Beanacre Road and would constitute an urban extension to the northeast of Beanacre. Development of the site would also join the roadside development in Beanacre with the isolated ribbon development to the north of A350, contrary to Core Policy 2 of the adopted Wiltshire Core Strategy which requires development at the small villages to not consolidate an existing an existing sporadic loose knit areas of development related to the settlement. The site does not have a clearly defined northern boundary and is perceived as part of the wider rural landscape, encroaching into the open countryside.</p>

**3. Assessment of Availability**

<p><b>_Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>_Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>_Is there a known time frame for availability?</b></p> <p><b>_Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>




**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is crossed by low-voltage overhead powerlines which may impact viability.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b>  <b>No</b></p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation for residential use.</p> <p>The site currently functions as a green wedge between the main built-up area of Beanacre and ribbon development to the north of A350. It is in a slightly elevated position and is perceived as part of the open countryside to the north. The roadside mature vegetation currently acts as a gateway feature when approaching Beanacre from the north, and is likely to require substantial removal if suitable access is to be provided to address level differences between the site and the A350 and ensure the provision of adequate visibility splays. Development of the site will have a significant and adverse urbanising effect on the landscape character and settlement pattern of Beanacre, contrary to Core Policy 2 of the adopted Wiltshire Core Strategy.</p> <p>Additionally, development of the site would result in the loss of Grade 2 Agricultural Land, which conflicts with Paragraph 171 of the National Planning Policy Framework. The Framework advises that land with the least environmental or amenity value should be allocated for development, and that areas of poorer quality land should be preferred to those of higher quality. The site falls within the Minerals Safeguarding Zone.</p> <p>The site is crossed by low voltage overhead powerlines which may impact the development viability.</p>

# 3266

1. Site Details	
<b>Site Reference / Name</b>	3266
<b>Site Address / Location</b>	Plot 3, Farm Land, Beanacre
<b>Gross Site Area</b> (Hectares)	0.47
<b>SHLAA/SHELAA Reference</b> (if applicable)	3266
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Not stated
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	0 dwellings (Wiltshire SHELAA)
<b>Site identification method / source</b>	Wiltshire SHELAA
<b>Planning history</b>	PL/2022/06389 - Erection of three dwellings, with access, parking, and associated works including landscaping (outline application with all matters reserved). The application concerns the southern part of the site (approximately 0.2 Ha) and is withdrawn by the applicant in December 2022.
<b>Neighbouring uses</b>	Residential to the south, community use (religious) to the immediate west, and agricultural to the north.
<b>Site Boundary</b>	

**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No impact identified on non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk - The site is not affected by medium or high risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site wholly consists of Grade 2 Very Good Agricultural Land.</p>

<b>2. Assessment of Suitability</b>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site currently has agricultural access from Chapel Lane, a narrow rural track off the A350. This track may not be suitable to support additional traffic movements, or would require significant improvements outside of the site boundary. It is likely that existing boundary hedgerows would need to be partially removed and replanted to provide adequate visibility splays. Further consultation with the relevant Highways Authority would be essential.</p> <p>The track is a bridleway from the site's access point to the north. This route does not lead to any further destinations apart from existing agricultural land and the open countryside.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not served by pedestrian access. It is not connected to a continuous pedestrian network.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, cycle access could potentially be created to the site pending upgrade of Chapel Lane. The relevant local highways authority would need to be consulted.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No, there are no PRoW crossing the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - the site is crossed by low-voltage overhead powerlines.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity</p> <p>The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by as strong sense of openness throughout the area, with characteristically extensive views across the vales. Sense of tranquillity is however disturbed due to proximity to main settlements and major interconnecting road corridors. Mature single trees at field boundaries and within fields are identified as key landscape sensitivities.</p> <p>The site has a simple landform, however it makes a positive contribution to the rural landscape character of Beanacre and plays a key role in supporting the transition between residential properties and the open countryside beyond to the north.</p>
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**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p> <p>The site is partially visually enclosed but has some intervisibility with the surrounding landscape and may impact on views east to the Avon Clay River Floodplain which is considered a key landscape asset. The site is overlooked by users of the bridleway. Development of the site may introduce a significant change to the character of the existing view from the bridleway which would need to be appropriately mitigated.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site falls within the Minerals Safeguarding Zone and should be developed in compliance with Policy MCS1 of the adopted Minerals Core Strategy.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Beanacre is identified as a small village in the adopted Wiltshire Core Strategy, in which the settlement boundaries are removed and there is a general presumption against development outside the defined developments of the Principal Settlements, Market towns, Local Service Centres and Large Villages.</p> <p>Core Policy 2 states that at the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:</p>

## 2. Assessment of Suitability

	<ul style="list-style-type: none"> <li>• Respect the existing character and form of the settlement</li> <li>• Does not elongate the village of imposed development in sensitive landscape areas</li> </ul> <p>Does not consolidate an existing sporadic loose knit areas of development related to the settlement.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. Development on the site would not result in neighbouring settlements merging into one another.</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not large enough to significantly change the size and character of the existing settlement. Development of the site would however have some impact on the dispersed and predominantly ribbon development pattern in Beanacre. Partial development of the site, focused in the southern part, is likely to have less impacts on the settlement patter of Beanacre and will support the creation of an appropriate landscape buffer.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site has not been confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is crossed by low-voltage overhead powerlines which may impact viability.</p>
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