

## Joint Melksham Neighbourhood Plan- Technical Facilitation **ADDENDUM –** **September 2024**

This is an addendum to the Green Gap and Green Wedge Assessment carried out by AECOM and Icen Projects in 2023. The Assessment forms part of the evidence base of the modified Joint Melksham Neighbourhood Plan (JMNP2) and underpins policy 19 (Green Wedges).

Policy 19 is a new policy that has been introduced in response to local concern about the balance between development and the protection of landscape, especially where that performs a function to separate settlements.

Following the pre-submission Regulation 14 consultation responses, together with changes in context, a number of updates are necessary:

- To the policy itself in the submission plan, building on feedback from statutory stakeholders and local landowner and business representatives.
- To the Green Wedges included in the Plan:
  - Since the 2023 Consultation on JMNP2 (Joint Melksham Neighbourhood Plan 2) despite local opposition, outline planning permission was granted through appeal<sup>1</sup> for 210 dwellings and a 70 bed care home on Land South of Western Way. The Berryfield, Bowerhill and Melksham Wedge is therefore removed due to the fact that the context has changed for a large part of the area covered by that wedge and the methodology in the Aecom report (see criterion 2 and 3) is no longer applicable to the Berryfield, Bowerhill and Melksham Wedge.
  - The Melksham and Berryfield Green Wedge is amended, as result of outline planning permission being granted at appeal in September 2024<sup>2</sup> on a site adjacent to land where with development of fifty new dwellings underway(that site was termed 'Phase 1' permission granted at appeal in May 2022<sup>3</sup>). The proposal on the September 2024 appeal site is known as 'Phase 2' for 53 dwellings. The Green Gap and Green Wedge Assessment acknowledges that a degree of coalescence between Melksham and Berryfield has already occurred along the eastern side of Semington Road when recommending an area that meets all the criteria for designation as a Green Wedge (not including phase 1) to prevent further coalescence. As amended, to change the boundary to remove the permitted area of phase 2 (see illustrations on the following page), the Melksham and Berryfield Green Wedge includes undeveloped fields to the south are open on their boundary to Berryfield Lane affording long distance views west as well as physical and perceptual separation between the town and small village – therefore, despite the granting of permission on land that formed a northern spur of the Green Wedge, the remaining area is considered to continue to meet the criteria for inclusion as set out in the Green Gap and Green Wedge Assessment.

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<sup>1</sup> November 2023 Appeal reference: APP/Y3940/W/23/3324031: Land South of Western Way

<sup>2</sup> September 2024 Appeal reference: APP/Y3940/W/24/3343787: Land to the west of Semington Road, SN12 6EF

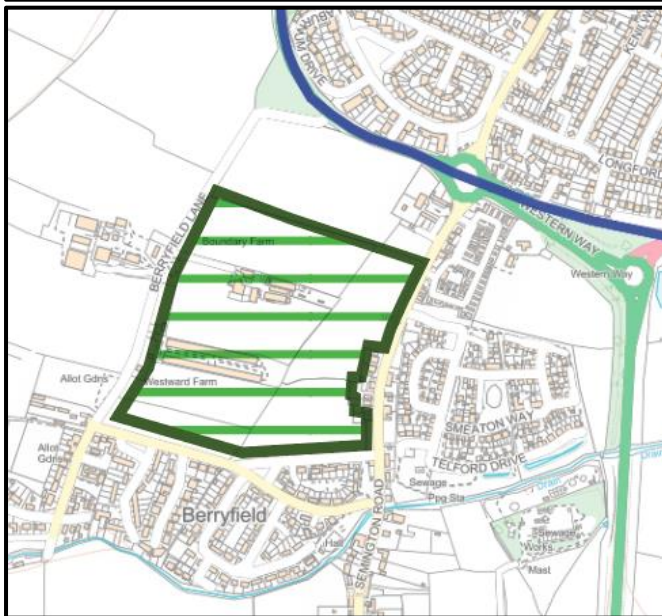
<sup>3</sup> Appeal reference: APP/Y3940/W/21/3285428)



Melksham and Berryfield Green Wedge as proposed in the Green Gap and Green Wedge Assessment



Land in the northern section granted permission at appeal in September 2024



Melksham and Berryfield Green Wedge as proposed in the submission JMNP2

All other Green Wedges, as identified and evidenced in the Assessment will remain in the Neighbourhood Plan. The policy as proposed in the Assessment has been updated following feedback as part of the Regulation 14 pre-submission consultation in 2023 where concerns were raised that the policy was too restrictive, and should allow for exceptions such as employment development and new community facilities. See JMNP2 and policy 19 for more information