

# Site 1: Greenfield Land at Avonside Enterprise Park

## 1. Background information



### Site location and use

<b>Site Reference / name</b>	Greenfield Land at Avonside Enterprise Park
<b>Site Address</b>	Land at Avonside Enterprise Park; Nearest postcode: SN12 8BU
<b>Current use</b>	Grassland connected to industrial/commercial land
<b>Parish Name</b>	Melksham CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.18
<b>SHLAA site reference (if applicable)</b>	3335

## Context

<b>Surrounding land uses</b>	Commercial/Industrial			
<b>Site boundaries</b>	River Avon to the south, Avonside Enterprise Park commercial/industrial land to the east and north; Brownfield land to the west			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/91/01533/OUT – Withdrawn in 1993 – Foodstore petrol filling station car parking with associated highways works  W/91/01534/OUT – Refused in 1991 - Foodstore petrol filling station car parking with associated highways works			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Yes, the site is at the western boundary of Melksham
<b>How would development of this site relate to the surrounding uses?</b>	Residential development on the site would be in contrast to the commercial/industrial areas surrounding the site. However mixed use for the site would be appropriate.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to the site is adequate – achieved via the A3102 from the east and A350 to the west. However access is likely to be through garage site to the north.
<b>Is the site accessible from the highway network?</b>	Existing access into the northern section of the site, via a turning from the A3102 into a car park – part of the Avonside Enterprise Park.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>1</sup></b>	<400m	Priority Deciduous Woodland BAP habitat directly to the south of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Possible bats roosting in any mature trees. Possible nesting/breeding birds within the woodland, and possibly along the River Avon.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not adjacent to a conservation area	Melksham Conservation Area approximately 300m to the south of the site, on the far side of the Sainsburys supermarket.
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site does not contain or within the setting of a listed building	Nearest listed building is within Melksham Conservation Area. Site is screened by woodland, and therefore not visible.

<sup>1</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	A3102 and High Street to the south east of the site, containing a variety of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located to the north east of the site, directly outside of Avonside Enterprise Park  Melksham train station located approximately 1km to the north of the site
School(s)	400-800m	River Mead Primary School and the YMCA Little Fir Tree Nursery and Manor School are located to the east of the site.
Open Space / recreation facilities	<400m	King George V park and the Millennium Riverside Walk located to the east of the site.
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are approximately 1km to the south east of the site.
Cycle route	<400m	National Cycle Route 403 runs along King Street and High Street, located to the east of the site.

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b>		The whole of site is within Flood Zone 2 and Flood Zone 3
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available within Avonside Enterprise Park  The site is within a LSOA where 48.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from river path and existing businesses to the north and north east of the site.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views to river and line of trees on the south site of the river. Views to substation to the west.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>	To be Brownfield Exception Site and allocated for mixed retail/industrial/leisure/open space and some housing		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Greenfield Land at Avonside Enterprise Park**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

X

**Potential housing development capacity:**

28

**Explanation / justification for decision to accept or discount site.**

The site currently comprises undeveloped land within the settlement boundary, located adjacent to a sub-station and existing businesses.

Whilst mixed-use development at this site would fit within the existing context of this built up part of Melksham, access to the site is via existing development areas to the north. The site is also constrained by biodiversity and flood risk considerations.

Given these constraints, there may be potential for the land to be allocated as open space with a limited amount of development, perhaps in association with the redevelopment of 'Brownfield Land at Avonside Enterprise Park' (SHLAA reference 3334) for mixed uses.

## Site 2: Brownfield Land at Avonside Enterprise Park

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Brownfield Land at Avonside Enterprise Park
<b>Site Address</b>	Avonside Enterprise Park; nearest postcode: SN12 8BS
<b>Current use</b>	Industrial/Commercial
<b>Parish Name</b>	Melksham CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.48
<b>SHLAA site reference (if applicable)</b>	3334



## Context

<b>Surrounding land uses</b>	Commercial/Industrial (Melksham town centre)			
<b>Site boundaries</b>	River Avon to the south of the site; car park and greenfield area to the east; A 3102 road to the north;			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Multiple applications with the following general purposes: change of use, provision of warehousing/storage facilities, retail outlet signs.  All applications either approved, or approved with conditions.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Yes, the site is at the western boundary of Melksham
<b>How would development of this site relate to the surrounding uses?</b>	Residential development on the site would be in contrast to the commercial/industrial areas surrounding the site. Mixed use development would fit within the context of the area.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to the site is adequate – achieved via the A3102 from the east and A350 to the west
<b>Is the site accessible from the highway network?</b>	Existing access into the north-western section of the site, via a turning from the A3102

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>2</sup></b>	<400m	Priority Deciduous Woodland BAP habitat directly to the south-west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Possible bats roosting in any mature trees. Possible nesting/breeding birds within the woodland, and possibly along the River Avon.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	No detailed assessment undertaken on this sit, however the site is brownfield, and hence not currently suitable for agricultural purposes

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not adjacent to a conservation area	Melksham Conservation Area approximately 300m to the south of the site.
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	Two listed buildings directly to the east of the site. This includes the Grade II listed bridge over the River Avon.

<sup>2</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	A3102 and High Street to the south east of the site, containing a variety of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located to the north east of the site, directly outside of Avonside Enterprise Park  Melksham train station located approximately 1km to the north of the site
School(s)	400-800m	River Mead Primary School, YMCA Little Fir Tree Nursery and Manor School are located to the east of the site.
Open Space / recreation facilities	<400m	King George V park and the Millennium Riverside Walk located to the east of the site.
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1km to the south east of the site
Cycle route	<400m	The National Cycle Route 403 runs along King Street and High Street, located to the east of the site

**Other key considerations**

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 3</b> <b>Zone 2</b>		Entirety of site is within Flood Zone 2 and Flood Zone 3. However the site is raised above the level of the river.
<b>Are there any Tree Preservation Orders on the site?</b>	N/A		
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially, given existing and former industrial uses.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services unavailable</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available within Avonside Enterprise Park  The site is within a LSOA where 48.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site is a highly visible site from the bridge over the River Avon and the south side of the River Avon. The site is visible from approximately ten residential properties on Bradford Road. The existing chimney on the north east corner of the site is a local landmark.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views across to the bridge across the River Avon and the south side of the river. Views to the back of residential properties on Bradford Road.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Brownfield Land at Avonside Enterprise Park</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	X
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	35
<b>Explanation / justification for decision to accept or discount site.</b>	<p>Redevelopment of the site would lead to the potential loss of numerous small and medium sized businesses on the site. These would have to be relocated, potentially undermining the economic vitality of the area.</p> <p>The site is within a flood risk area. It is however raised above the level of the river, and no recent flooding events have occurred on the existing built up area of the site. Further studies would however need to be undertaken in conjunction with the provisions of the NPPF and the exception text.</p> <p>However, if these constraints can be overcome, the site would be appropriate for mixed use development of high quality design, accompanied by green infrastructure provision. This provides a significant opportunity; such development has the potential to improve the setting of the area through enhancing the quality of the public realm, improving townscape character and opening up the north side of the river through green infrastructure enhancements.</p>

## Site 3: Land occupied by Cooper Tires

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land occupied by Cooper Tires
<b>Site Address</b>	Nearest postcode: SN12 6LL
<b>Current use</b>	Commercial/Industrial Land
<b>Parish Name</b>	Melksham CP
<b>Gross area (Ha)</b> Total area of the site in hectares	2.26
<b>SHLAA site reference (if applicable)</b>	3333

## Context

<b>Surrounding land uses</b>	Recreational grounds to the east and south east across the river. Commercial/industrial land to the north, west and south west. The site is adjacent to the weir on the River Avon.			
<b>Site boundaries</b>	River Avon to the south and east; A3102 at west; Commercial area at the north.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Multiple applications with the following general purposes: change of use, creation of single storey buildings and/or extensions to existing workshops, retail outlet signs.  All applications either approved, or approved with conditions.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Yes, site is within the north western section of Melksham town
<b>How would development of this site relate to the surrounding uses?</b>	Residential development on the site would be in contrast to the commercial/industrial areas surrounding the site, but compliment the recreational areas to the south east. Mixed use development may be appropriate for the site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to the site is adequate – achieved via the A3102 from the west
<b>Is the site accessible from the highway network?</b>	Existing access into the western section of the site, via a turning from the A3102.



### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>3</sup></b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Possible bats roosting in any mature trees. Possible nesting/breeding birds within the woodland, and possibly along the River Avon.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	No detailed assessment undertaken on this site, however the site is brownfield, and hence not currently suitable for agricultural purposes

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not adjacent to a conservation area	Melksham Conservation Area approximately 300m to the south of the site.
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	Two listed buildings directly to the west of the site, including the River Avon bridge.

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	A3102 and High Street to the south and west of the site, containing a variety of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located to the south west of the site, directly outside of Avonside Enterprise Park  Melksham train station located approximately 1km to the north west of the site
School(s)	<400m	River Mead Primary School, the YMCA Little Fir Tree Nursery and Manor School are located to the east of the site.
Open Space / recreation facilities	<400m	King George V park and the Millennium Riverside Walk located directly to the south east of the site.
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1km to the south of the site
Cycle route	<400m	The National Cycle Route 403 runs along Forest Road and Woodrow Road, located to the east of the site,

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b>		The whole of site is within Flood Zone 2 and Flood Zone 3
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially, given existing and previous uses.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility services are available.  The site is within a LSOA where 48.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site is highly visible from the riverside and is visible from King George V Park on the far side of the river.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	There are views out to King George V Park and the Millennium Path.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>	To be Brownfield Exception Site and allocated for mixed/industrial/leisure/open space and some housing		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land occupied by Cooper Tires**

Please tick a box

**The site is appropriate for development**

X

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

51

**Explanation / justification for decision to accept or discount site.**

The site is a high visible brownfield site which currently detracts from the quality of the townscape. Subject to the exception test in relation to existing flood risk, redevelopment of the site for mixed use development and green infrastructure uses therefore 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.

## Site 4: Murray Walk

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Murray Walk
<b>Site Address</b>	Land to the rear of King George V Park and River Mead School, nearest postcode: SN12 7AA
<b>Current use</b>	Agricultural land- currently maize is grown
<b>Parish Name</b>	Melksham CP
<b>Gross area (Ha)</b> Total area of the site in hectares	3.31
<b>SHLAA site reference (if applicable)</b>	1000

## Context

<b>Surrounding land uses</b>	Primary school to the south of the site; Residential areas to the east and the north; Greenfield/agricultural to the west leading to the River Avon			
<b>Site boundaries</b>	Residential properties at the north and east; Primary school at the south; no specific boundary at the west – continuation of greenfield land.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/79/00058/HIS – Withdrawn – Plans to use the north eastern section of the site as a vehicle park.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site would be an extension of the central-northern section of Melksham, although development would still be within the built up area of the settlement
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the south and the east of the site, but would contrast the greenfield and agricultural areas to the west.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to the site is achieved via a turning from Forest Road onto Murray Walk. Additional roads would be required to access the central and southern sections of the site via car.
<b>Is the site accessible from the highway network?</b>	The site is accessible from Lowbourn, where there is an existing double roundabout. This access would potentially need to be improved. Access is also achievable from Murray Walk, into the central-northern section of the site.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>4</sup></b>	400-800m	Patch of Deciduous Woodland BAP priority habitat located approximately to the south west of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Number of trees (possibly mature) along Murray Walk and within land extending westwards towards the river – suitability for bats and breeding birds. Land might also be suitable for ground nesting birds.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	Site is classified as Grade 3a Agricultural Land (moderate quality)

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site does not contain or within the setting of a listed building	

<sup>4</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats



### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and High Street to the south west of the site, containing a variety of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop approximately 200m to the east of the site along Forest Road, with regular services in to Melksham.  Melksham train station located approximately 1km to the west of the site
School(s)	<400m	River Mead Primary School, the YMCA Little Fir Tree Nursery and the Manor School are located to the east of the site.
Open Space / recreation facilities	<400m	King George V park and the Millennium Riverside Walk located directly to the south east of the site.
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1 km to the south of the site
Cycle route	<400m	The National Cycle Network 403 runs along Forest Road and onto Woodrow Road, located to the east of the site. The site is intersected by Murray Walk, which is a key pedestrian and cycle link and is linked to the Millennium Riverside Walk.

**Other key considerations**

<p><b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b></p>	<p><b>Zone 3</b> <b>Zone 2</b></p>		<p>The northern and western boundaries of the site are directly adjacent to land located within Flood Zone 2 &amp; Flood Zone 3. The site slopes up from these areas to the south.</p>
<p><b>Are there any Tree Preservation Orders on the site?</b></p>	<p>N/A</p>		
<p><i>Is the site affected by any of the following?</i></p>	<p><b>Yes</b></p>	<p><b>No</b></p>	<p><b>Comments</b></p>
<p><b>Contamination</b></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	
<p><b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	
<p><b>Utility services unavailable</b></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>Utility services available from the neighbouring residential properties to the north and east of site, and the primary school to the south.</p> <p>The site is within a LSOA where 13.5% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.</p>

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat to gently sloping.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site has short and medium views from the riverside, key pedestrian and cycle links and properties on Bowmans Court, Murray Walk. There are longer views into the site from surrounding countryside.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	The site has short and medium views to the riverside area and properties on Bowmans Court and Murray Walk. The site has longer distance views to the surrounding countryside.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SHLAA states that this site has multiple or unknown ownership, and that the site is currently unavailable.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Murray Walk</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	X
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	74
<b>Explanation / justification for decision to accept or discount site.</b>	<p>Development of the site would lead to impacts to biodiversity and significant landscape impacts given the current 'green context' the site offers to the riverside area and from key green infrastructure assets. Part of the site is also subject to flooding, although this is not a significant issue as the site slopes up from these areas.</p> <p>The site has good access by walking and cycling and is accessible to existing services and facilities.</p> <p>The site is accessible from Lowbourne, where there is an existing double roundabout. This access would potentially need to be improved.</p>

## Site 5: Land West of Semington Road, to the rear of Townsend Farm

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land West of Semington Road, to the rear of Townsend Farm
<b>Site Address</b>	Townsend Farm, nearest postcode: SN12 6HU
<b>Current use</b>	Former agricultural land
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	5.39
<b>SHLAA site reference (if applicable)</b>	728

## Context

<b>Surrounding land uses</b>	Woodland to the north west; Residential to the north and east; Agricultural to the south and west;			
<b>Site boundaries</b>	Western Way to the north, and Semington Road to the east; Hedgerow with possible mature trees to the south; Berryfield Lane to the west, screened by a hedgerow;			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>W/89/01383/OUT – Refused in 1990 – Residential development</p> <p>17/01095/OUT – refused in May 2017 by Wiltshire Council – application for residential development (160 dwellings)</p> <p>18/04650/OUT – 180 dwellings (all affordable) – decision expected 16<sup>th</sup> October 2018.</p> <p>17/12514/REM (land to the south east of the site) – 150 dwellings with associated access, infrastructure, parking, landscaping and local equipped area of play – approved with conditions in May 2018.</p> <p>W/12/01080/FUL (land adjacent to the southern and western site boundary) – 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 10x bridges along with new access roads to Berryfield – Decision TBC</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	No, site would be an extension of the southern boundary of Melksham town;
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the north and east, but would be in contrast to the agricultural land to the south and west
<b>Is the current access</b>	No, however there is the potential to extend the track leading into

<p><b>adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>the western section of the site from Berryfield Lane. Possible opportunity to enter into the eastern section of the site, via a turning from Semington Road, however this might encroach onto privately owned property. Western Way provides a significant barrier for pedestrians and cyclists accessing the town centre, and existing crossing points of the road are poor.</p>
<p><b>Is the site accessible from the highway network?</b></p>	<p>Yes, the eastern section of the site can be accessed via a turning from Berryfield Lane</p>

### *Environmental Considerations*

		<b>Observations and comments</b>
<p><b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b></p>	<p>No</p>	
<p><b>Distance to sites designated as being of local importance<sup>5</sup></b></p>	<p><b>&lt;400m</b></p>	<p>Deciduous Woodland BAP habitat directly beyond the north western corner of the site</p>
<p><b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?</p>	<p>Yes</p>	<p>Woodland habitat potentially suited for bats, with connecting hedgerows suitable foraging grounds. Ponds to the west of the site might be suitable for GCN. Agricultural land possibly suitable for ground nesting breeding birds.</p>
<p><b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?</p>	<p>N/A</p>	<p>There has been no detailed agricultural land classification assessment undertaken on this site</p>

<sup>5</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site does not contain or within the setting of a listed building	

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and High Street to the north of the site, containing a selection of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Nearest bus stop is located along Semington Road to the north of the site
School(s)	400-800m	Aloeric Primary School to the north of the site
Open Space / recreation facilities	>800m	Football ground and playing field to the north of the site, accessible via Western Way (west) or Orchard Gardens (east)
Health Centre facility	400-800m	St Damian's Surgery and the Spa Medical Centre are located to the north east of the site
Cycle route	<400m	The National Cycle Network Route 403 is located directly to the east of the site, joining via Semington Road and King Street.



**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available in the surrounding residential areas.  The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site is screened on all boundaries by trees. However it will be visible from some properties to the east at Townsend Farm.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	There are no long or medium distance views from the site. The site is well screened.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – client to confirm)
<b>Any other comments?</b>	SHLAA states that the site is suitable. The site is also within a Minerals Safeguarding Zone.		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

Site  
name/number:

Townsend Farm

Please tick a box

The site is appropriate for development

This site has minor constraints

The site has significant constraints

X

The site is unsuitable for development

Potential housing development capacity:

121

Explanation / justification for decision to accept or discount site.

The site is located outside of the existing settlement boundary of Melksham town, and whilst the site has not recently been surveyed, the site is likely to comprise land classified as the best and most versatile agricultural land.

Western Way is a significant barrier for pedestrians and cyclists accessing the town centre, and existing crossing points of the road are poor. Access to the site via Berryfield Lane is insufficient given the current unsuitability of the road for motorised traffic.

Access, safety and traffic issues therefore provide significant constraints to what is an otherwise relatively unconstrained site. As such the site is less appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 6: Land north of Sandridge Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land north of Sandridge Road
<b>Site Address</b>	Nearest postcode: SN12 7QS
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	6.16
<b>SHLAA site reference (if applicable)</b>	3478

## Context

<b>Surrounding land uses</b>	Agricultural land borders the entirety of the site			
<b>Site boundaries</b>	Hedgerows to the north, east and west; Sandridge Common (A3102) marks the southern boundary			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>No planning applications directly on the site;</p> <p>W/07/00404/FUL was refused in 2007 – application for a replacement dwelling (north-eastern corner of site)</p> <p>17/01096/REM was approved with conditions in June 2017 – reserved matters for the development of 100 dwellings with associated access, infrastructure, parking, landscaping and local area of play on SHLAA site 3103 – adjacent to the western boundary of this site.</p>			

## 2. Suitability

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is outside of the existing built up area of Melksham. Development of the site would be an extension to the north-eastern section of the built up area of Melksham.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be in contrast to the agricultural land immediately surrounding the site; however, there are significant residential areas to the west (approximately 200m), and a new residential development area directly to the south.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access is not adequate for the proposed development
<b>Is the site accessible from the highway network?</b>	No, however there is the potential to access the north eastern section of the site via a turning from New Road. An extension of the track leading to New Road farm would lead the site.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>6</sup></b>	400-800m	Patches of Deciduous Woodland Priority BAP habitat located to the east of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Agricultural land possibly suitable for ground nesting birds, perhaps badgers too. Small stream/drainage ditch flowing through the centre of the site might be suitable for GCN
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is classified as Grade 3b Agricultural Land of moderate quality for agricultural uses.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Blackmore House (Grade II) listed building approximately 250m to the east of the site.

<sup>6</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	A3102 and Church Lane are located to the west of the site, containing a Co-op, the Melksham Foresters Arms pub, and the Forest Fish bar.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&gt;800m</b>	Nearest bus stop with regular services located approximately 1km to the west of the site.
School(s)	<b>&lt;400m</b>	Forest and Sandridge Primary School to the east of the site.
Open Space / recreation facilities	<b>400-800m</b>	Playing field to the south of the site, accessible via Blackmore Road, turning onto Ingram Road
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 1km to the south west of the site.
Cycle route	<b>&gt;800m</b>	The National Cycle Network Route 403 is located approximately 1km to the west of the site. It can be joined at Forest Road via the A 3102 and Church Lane.

### Other key considerations

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		Drainage ditch passing directly through the centre of the site. Land immediately adjacent to the stream is in Flood Zone 2; however this is only a small percentage of the total site area.
<b>Are there any Tree Preservation Orders on the site?</b>	N/A		
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services unavailable</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available at New Road Farm.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from New Road Farm in the north eastern corner, and the properties along Sandridge Road at the southern boundary (new residential development not shown on the aerial map).
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views out into the neighbouring agricultural land and residential properties to the south, with screening from the hedgerows passing through the site and along the site boundaries.



### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>	Confidential conversations held with land owners of SHLAA sites 3478, 3479, 715 and 1027 since March 2017. Landowners have indicated that all 4 SHLAA sites (3 separate landowners) would come forward together regarding a possible community development		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land north of Sandridge Road**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

138

**Explanation / justification for decision to accept or discount site.**

The site is relatively unconstrained, and is relatively accessible to services and facilities and the road network. As such the site is appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 7: Land west of New Road Farm

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land west of New Road Farm
<b>Site Address</b>	Nearest postcode: SN12 7JX
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	5.58
<b>SHLAA site reference (if applicable)</b>	3479

## Context

<b>Surrounding land uses</b>	Agricultural land to the north, east and south; Residential areas to the west of the site			
<b>Site boundaries</b>	Hedgerows border the entirety of the site.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>No planning application directly on the site;</p> <p>W/04/00765/FUL, W/00/00729/FUL, W/07/02506/FUL and W/81/00856/HIS – all either approved or approved with conditions, all concerning the extension of existing buildings directly east of the site, at New Road Farm.</p> <p>17/01096/REM was approved with conditions in June 2017 – reserved matters for the development of 100 dwellings with associated access, infrastructure, parking, landscaping and local area of play on SHLAA site 3103 – adjacent to the western boundary of this site.</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is outside of the existing built up area of Melksham. Development of the site would be an extension to the north-eastern section of the built up area of Melksham.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be in contrast to the agricultural land immediately surrounding the site; however, there are significant residential areas to the west (approximately 200m).
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access is not adequate for the proposed development
<b>Is the site accessible from the highway network?</b>	No, however there is the potential to access the south eastern section of the site via a turning from New Road. An extension of the track leading to New Road farm would lead the site.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>7</sup></b>	400-800m	Patches of Deciduous Woodland Priority BAP habitat located to the east of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Agricultural land possibly suitable for ground nesting birds, perhaps badgers too. Small stream/drainage ditch flowing through the centre of the site might be suitable for GCN
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is classified as Grade 3b Agricultural Land of moderate quality for agricultural uses.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	Blackmore House (Grade II) listed building approximately 250m to the south east of the site.

<sup>7</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	A3102 and Church Lane are located to the west of the site, containing a Co-op, the Melksham Foresters Arms pub, and the Forest Fish bar.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&gt;800m</b>	Nearest bus stop with regular services located approximately 1km to the west of the site.
School(s)	<b>&lt;400m</b>	Forest and Sandridge Primary School to the south east of the site
Open Space / recreation facilities	<b>&gt;800m</b>	Playing field to the south of the site, accessible via Blackmore Road, turning onto Ingram Road
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 1.5km to the south west of the site.
Cycle route	<b>400-800m</b>	The National Cycle Network Route 403 can be accessed via New Road, adjoining Woodrow Road to the north east of the site

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		Drainage ditch passing directly through the centre of the site. Land immediately adjacent to the stream is in Flood Zone 2; however this is only a small percentage of the total site area.
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available at New Road Farm.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from New Road Farm at the eastern boundary, and the residential properties at the north western boundary. Glimpses into the western section of the site from Churchill Avenue – although these views predominantly cover SHLAA site 3103 (the adjacent land parcel).
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views out into the neighbouring agricultural land to the north and south.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>	Confidential conversations held with land owners of SHLAA sites 3478, 3479, 715 and 1027 since March 2017. Landowners have indicated that all 4 SHLAA sites (3 separate landowners) would come forward together regarding a possible community development		



#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land west of New Road Farm**

Please tick a box

**The site is appropriate for development**

X

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

125

**Explanation / justification for decision to accept or discount site.**

The site is relatively unconstrained, and given the existing screening of the site, residential development is unlikely to lead to significant impacts on landscape or townscape character.

Although there are existing access issues into the site, development in tandem with neighbouring SHLAA site 3103 and 'Land north of Sandridge Road' (Site 6) could create suitable access routes. As such the site is appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 8: Woodrow House Farm

### 1. Background information



#### *Site location and use*

<b>Site Reference / name</b>	Woodrow House Farm
<b>Site Address</b>	Woodrow House Farm, nearest postcode: SN12 7HG
<b>Current use</b>	Former agricultural land – cattle grazing in the north western field
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	17.63
<b>SHLAA site reference (if applicable)</b>	715

## Context

<b>Surrounding land uses</b>	Agricultural land to the east, south and west; Residential area to the north.			
<b>Site boundaries</b>	Hedgerows border the entirety of the site			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/95/00434/STU – Approved in 1995 – 132,000 volt tower line refurbishment			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is outside of the existing built up area of Melksham. Development of the site would be an extension to the north-eastern section of the built up area of Melksham.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be in contrast to the agricultural land immediately surrounding the east, south and western site boundaries, however would complement the residential area to the north.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access is not adequate for the proposed development. There is potential access into the northern section of the site via Woodrow Road
<b>Is the site accessible from the highway network?</b>	No

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>8</sup></b>	400-800m	Patches of Deciduous Woodland Priority BAP habitat located to the east of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Agricultural land possibly suitable for ground nesting birds, perhaps badgers too. Small stream/drainage ditch flowing through the eastern section of the site might be suitable for GCN
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is classified as Grade 3b Agricultural Land of moderate quality for agricultural uses.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Two Grade II listed buildings directly to the north of the site, at Woodrow Farm

<sup>8</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and Church Lane are located to the south west of the site, containing a Co-op, the Melksham Foresters Arms pub, and the Forest Fish bar.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	Nearest bus stop with regular services located approximately 1km to the west of the site.
School(s)	400-800m	Forest and Sandridge Primary School to the south east of the site
Open Space / recreation facilities	400-800m	Two allotment plots located to the west of the site – along with a football ground and recreational area
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1.5km to the south west of the site.
Cycle route	<400m	The National Cycle Network Route 403 marks the northern boundary of the site – along Woodrow Road.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b>		North eastern section of the site located within Flood Zone 2 and Flood Zone 3.
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	132,000 volt tower line
Utility services unavailable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the northern section of the site from Woodrow Road.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views to the south and west into the neighbouring agricultural land, from all directions. There are longer views to the east of the site to patches of deciduous woodland on the hills surrounding Sandridge Park.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(client to confirm)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>	<p>SHLAA states that the site is suitable subject to potential constraints. The site is within a Minerals Resource Zone.</p> <p>Confidential conversations held with land owners of SHLAA sites 3478, 3479, 715 and 1027 since March 2017. Landowners have indicated that all 4 SHLAA sites (3 separate landowners) would come forward together regarding a possible community development</p>		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

Site name/number:

Woodrow House Farm

Please tick a box

The site is appropriate for development

This site has minor constraints

The site has significant constraints

The site is unsuitable for development

X

Potential housing development capacity:

264

Explanation / justification for decision to accept or discount site.

Development on this site would be in contrast to existing land uses and would lead to impacts on landscape and townscape character in this part of the Neighbourhood Plan area. Development of the site would contrast with the existing settlement pattern of this part of Melksham, and, unless developed with Site 9, would be separate from the rest of the town.

Due to these factors, the site is not deemed to be appropriate for taking forward for the purposes of the Neighbourhood Plan.



## Site 9: Land to the rear of Savernake Avenue

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land to the rear of Savernake Avenue
<b>Site Address</b>	Land to the rear of Savernake Avenue, nearest postcode: SN12 7HF
<b>Current use</b>	Former agricultural land
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	12.41
<b>SHLAA site reference (if applicable)</b>	1027

## Context

<b>Surrounding land uses</b>	Agricultural land to the east and south; Residential areas to the north and west			
<b>Site boundaries</b>	Hedgerow to the east; residential gardens to the west; Well established hedgerows to the north and south, containing some small trees;			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/95/00434/STU – Approved in 1995 – 132,000 volt tower line refurbishment			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is outside of the existing built up area of Melksham. Development of the site would be an extension to the north-eastern section of the built up area of Melksham.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be in contrast to the agricultural land immediately surrounding the east and southern boundaries, however would complement the residential area to the north and west.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, the current access is not adequate. Possibility to extend the track located at the north western corner of the site. Also, there is possibility to create an access point from Savernake Avenue at the western boundary of the site.
<b>Is the site accessible from the highway network?</b>	Yes, the north western section of the site can be accessed via a track from Woodrow Road.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>9</sup></b>	400-800m	Patches of Deciduous Woodland Priority BAP habitat located to the east of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Agricultural land possibly suitable for ground nesting birds, perhaps badgers too. Small stream/drainage ditch flowing at the eastern boundary of the site might be suitable for GCN
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is classified as Grade 3b Agricultural Land of moderate quality for agricultural uses.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Two Grade II listed buildings directly to the north east of the site, at Woodrow Farm

<sup>9</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and Church Lane are located to the south west of the site, containing a Co-op, the Melksham Foresters Arms pub, and the Forest Fish bar.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	Nearest bus stop with regular services located approximately 1km to the west of the site.
School(s)	400-800m	Forest and Sandridge Primary School to the south east of the site
Open Space / recreation facilities	400-800m	Two allotment plots located to the west of the site – along with a football ground and recreational area
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1.5km to the south west of the site.
Cycle route	<400m	The National Cycle Network route 403 marks the northern boundary of the site (along Woodrow Road).

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	132,000 volt tower line
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available via the residential areas directly to the west of the site.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the site from the residential properties at the northern and western boundaries of the site.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views out over the residential properties to the north and west of the site. Medium views over the agricultural land to the south of the site. Longer views to the east of the site, including patches of deciduous woodland and the hills surrounding Sandridge Park.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<p><b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(client to confirm)
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(client to confirm)
<p><b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<p><b>Any other comments?</b></p>	<p>Confidential conversations held with land owners of SHLAA sites 3478, 3479, 715 and 1027 since March 2017. Landowners have indicated that all 4 SHLAA sites (3 separate landowners) would come forward together regarding a possible community development.</p> <p>The 2012 SHLAA also states that the site is within a Minerals Resource Zone.</p>		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land to the rear of Savernake Avenue**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

X

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

186

**Explanation / justification for decision to accept or discount site.**

The site may be appropriate for taking forward for the purposes of the Neighbourhood Plan if significant constraints can be overcome, including the presence of the high voltage power line, and the impact on views from surrounding properties.

## Site 10: Land between the railway line and Beanacre Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land between the railway line and Beanacre Road
<b>Site Address</b>	Land parcel between the railway line and the A350 (Beanacre Road); nearest postcode: SN12 8AU
<b>Current use</b>	Beanacre Manor Grounds (woodland area in the north); Amenity Grassland; Agricultural
<b>Parish Name</b>	Split between Melksham CP (southern section) and Melksham Without CP (northern section)
<b>Gross area (Ha)</b> Total area of the site in hectares	10.19
<b>SHLAA site reference (if applicable)</b>	3243



## Context

<b>Surrounding land uses</b>	Beanacre Manor grounds to the north; agricultural land to the east and west; Commercial/industrial and residential areas to the south;			
<b>Site boundaries</b>	A350 (Beanacre road) at the east; Railway line to the west (screened by mature trees); Woodland to the north; Hedgerow at the south of the site;			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/90/01141/FUL – Refused in 1990 – Proposed petrol filling station, fast food restaurant and car parking facilities in the south eastern corner of the site  W/95/00434/STU – Approved in 1995 – 132,000 volt tower line refurbishment			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing settlement area. Development would be an extension of the north western section of Melksham town;
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential and commercial areas to the south of the site, but contrast the agricultural areas to the north, east and west;
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, potential access into the south of the site via Dunch lane, but would require additional roads.
<b>Is the site accessible from the highway network?</b>	Yes, access into the eastern section of the site via a turning from Beanacre Road (A350).

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>10</sup></b>	<400m	Patches of Deciduous Woodland BAP Habitat (at Beanacre Manor), to the north west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Lots of trees – woodland area suitable for bats – extending into fields with hedgerows providing suitable feeding ground.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	Yes	The entirety of the site is classified as Grade 3a agricultural land, and is therefore good quality land for agricultural purposes.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	Multiple listed buildings to the north of the site, screened by the woodland. There are two additional Grade II listed buildings next to the north western corner of the site.

<sup>10</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	Aldi Supermarket and a selection of restaurants to the east of the site, on the A350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b>	Bus stop to the east of the site on the A350 (Beanacre Road), opposite the entrance to Dunch Lane;  Melksham Railway station approximately 1km to the south east of the site.
School(s)	<b>400-800m</b>	Shaw Primary School located to the north west of the site
Open Space / recreation facilities	<b>400-800m</b>	Playing field directly to the south west of the site, along with playground; Allotments to the south east; Spencer Sports and Social Club to the south;
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 3km to the south east of the site
Cycle route	<b>400-800m</b>	The National Cycle Network Route 403 is located to the south east of the site, accessible via a turning onto Scotland Road and Murray Walk off the A350, joining the route at Forest Road.

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High voltage power lines linking to substation
Utility services unavailable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility services available within the neighbouring residential areas  The site is within a LSOA where 6.1% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from Beanacre Road are screened by trees.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>	The site is within a Minerals Safeguarding Area.		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land between the railway line and Beanacre Road**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

X

**Potential housing development capacity:**

152

**Explanation / justification for decision to accept or discount site.**

Development of the site would comprise a significant extension to the northern part of Melksham. Given its location along the A 350 (Beanacre Road), development would increase traffic and road safety issues on this busy corridor.

The ecological and agricultural constraints are particularly significant in the local context. Additional constraints include access issues and the high voltage power line passing through the site. As such it is considered that the site is not appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 11: Land between the River Avon and Beanacre Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land between the River Avon and Beanacre Road
<b>Site Address</b>	Land between the River Avon and the A 350 (Beanacre Road); nearest postcode: SN12 8BE
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham
<b>Gross area (Ha)</b> Total area of the site in hectares	20.64
<b>SHLAA site reference (if applicable)</b>	3405

## Context

<b>Surrounding land uses</b>	Agricultural land to the north, east and west; Residential area to the south of site;			
<b>Site boundaries</b>	River Avon at the eastern boundary; Hedgerow with potentially mature trees at the northern boundary; A350 at the eastern boundary; Residential gardens at the southern boundary			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/95/00434/STU – Approved in 1995 – 132,000 volt tower line refurbishment (northern boundary of site)  No planning application directly within the site			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing settlement area. Development would be an extension of the north western section of Melksham town;
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential and commercial areas to the south of the site, but contrast the agricultural areas to the north, east and west;
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, there is potential access into the south western corner of the site by the Nortree Motor Company, and into the north western section of the site via a turning off the A350. However, both tracks would need extending into the site.
<b>Is the site accessible from the highway network?</b>	Yes, two entrances into the site via the A350.



### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>11</sup></b>	<400m	Patches of Deciduous Woodland BAP Habitat (at Beanacre Manor), to the north west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Lots of trees – woodland area suitable for bats – extending into fields with hedgerows providing suitable feeding ground; River Avon adjacent to the eastern boundary of the site possibly suitable for otter/water vole
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	Yes	The north western section of the site is classified as Grade 3a (good quality) agricultural land. Other than the land at the eastern boundary (which is Grade 3b), the rest of the site is classified as Grade 2 (excellent quality) agricultural land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	There are two Grade II listed buildings next to the south western corner of the site.

<sup>11</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	Aldi Supermarket and a selection of restaurants to the east of the site, on the A350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b>	Bus stop to the west of the site on the A350 (Beanacre Road), opposite the entrance to Dunch Lane;  Melksham Railway station approximately 1km to the south east of the site.
School(s)	<b>400-800m</b>	Shaw Primary School located to the north west of the site
Open Space / recreation facilities	<b>400-800m</b>	Playing field to the south west of the site, along with playground; Allotments to the south east; Spencer Sports and Social Club to the south;
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 3km to the south east of the site
Cycle route	<b>400-800m</b>	The National Cycle Network Route 403 is located to the south east of the site, accessible via a turning onto Scotland Road and Murray Walk off the A350, joining the route at Forest Road

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b>		Land towards the eastern boundary of the site (near to the River Avon) is within Flood Zone 2 & Flood Zone 3
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available within the neighbouring residential areas  The site is within a LSOA where 6.1% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from the south from properties along Avon Road and Trent Crescent.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out to surrounding areas.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(unknown – client to confirm)
<b>Any other comments?</b>	The site is within a Minerals Safeguarding Area.		

#### 4.0. Summary

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land between the River Avon and Beanacre Road</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	309
<b>Explanation / justification for decision to accept or discount site.</b>	<p>Whilst the site could deliver a significant number of dwellings, there are a number of constraints to development on the site, including relating to flood risk, biodiversity constraints and the presence of a high voltage power line. Development would also lead to the loss of significant areas of land classified as the best and most versatile agricultural land. As such it is considered that the site is not appropriate for taking forward for the purposes of the Neighbourhood Plan.</p>

## Site 12: Middle Farm, Corsham Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Middle Farm, Corsham Road
<b>Site Address</b>	Middle Farm, Corsham Road, nearest postcode: SN12 8QQ
<b>Current use</b>	Agricultural land (arable crops)
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.60
<b>SHLAA site reference (if applicable)</b>	3148

## Context

<b>Surrounding land uses</b>	Agricultural land to the north, north west, east and south east of the site; Residential areas to the west and south;			
<b>Site boundaries</b>	Corsham Road (B 3353) to the west (screened by a hedgerow); Hedgerow at the north (bordered by a footpath); residential gardens to the south; no noticeable eastern boundary, just an extenuation of the agricultural land;			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	No planning applications directly on site.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	No, development of the site would be an extension of the north western corner of Whitley.
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the south and west, but contrast the agricultural land to the north and east.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access is currently not suitable for the proposed development. Potential to create an access point into the western section of the site via Corsham Road, but would require a new road.
<b>Is the site accessible from the highway network?</b>	No, the site is currently not accessible via the existing highways network

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>12</sup></b>	400-800m	Patches of Deciduous Woodland BAP Priority habitat to the north and north west of the site, including 'Daniels Wood', ancient and semi-natural woodland.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Agricultural land potentially suitable for ground nesting birds; Hedgerow at the northern boundary is species rich.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site is adjacent to, or within the setting of a listed building	There are two Grade II listed buildings located to the north west of the site.

<sup>12</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats



### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&gt;800m</b>	A3102 and High Street contain a variety of supermarkets and banks – located in Melksham Town Centre, near to the railway station.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>400-800m</b>	Bus stop located along Corsham Road; Melksham railway station located approximately 3km to the south east of the site.
School(s)	<b>&lt;400m</b>	Shaw Primary School located to the south of the site.
Open Space / recreation facilities	<b>&lt;400m</b>	Whitley Golf Club located to the south of the site. There is a public footpath passing along the northern boundary of the site, signposted from Corsham Road.
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 5km to the south east of the site.
Cycle route	<b>&gt;800m</b>	There are two National Cycle Network Routes located within a 2km radius of the site. Route 403 to the east, and Route 254 to the west of the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available from the surrounding residential areas.  The site is within a LSOA where 19.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently sloping from the north-west to the south-east of the site, although the majority of the site is flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from the residential properties along Corsham Road at the west, although the hedgerows along the site boundary provide screening.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out to the south east of the site, over agricultural land.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single or multiple agreed ownership
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Middle Farm, Corsham Road**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

38

**Explanation / justification for decision to accept or discount site.**

The site may be appropriate for taking forward as part of the Neighbourhood Plan. However there are a number of constraints which would need to be overcome to enable development, including potential impacts on the road network.

## Site 13: Land east of Corsham Road (opposite First Lane)

### 1. Background information



#### *Site location and use*

<b>Site Reference / name</b>	Land east of Corsham Road (opposite First Lane)
<b>Site Address</b>	Nearest postcode: SN12 8QD
<b>Current use</b>	Former agricultural land
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.65
<b>SHLAA site reference (if applicable)</b>	3246

## Context

<b>Surrounding land uses</b>	Golf course and accompanying access road & car park to the south and east of site; Corsham Road to the west; residential areas to the north			
<b>Site boundaries</b>	Hedgerows border the entire site			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/92/00657/FUL – approved with conditions in 1992 – change of use from agricultural land to golf course, with access route and car park.  16/11951/FUL – refused in April 2017 – erection of one self-build three bedroom dwelling (northern section of the site)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	No, development would be an extension of the south western corner of Whitley.
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential areas in the north west, but contrast the recreational Whitley Golf Course to the east, and greenfield land to the west.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, access is adequate, although the track will need extending into the north western section of the site.
<b>Is the site accessible from the highway network?</b>	Yes, via a track into the north western section of the site, accessed via a turning from Corsham Road. This section of Corsham Road is currently used as drop-off/parking point for parents taking their children to Shaw Primary School.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>13</sup></b>	>800m	Patches of Deciduous Woodland BAP Habitat to the east of the site. There are a number of mature trees directly to the south of site, which are not BAP.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Tress to the south of site potentially suitable for bats; South Brook to the west of the site – suitable foraging ground, as it is lined with trees.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is adjacent to, or within the setting of a listed building	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.

<sup>13</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&gt;800m</b>	A3102 and High Street contain a variety of supermarkets and banks – located in Melksham Town Centre, near to the railway station.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b>	Bus stop located along Corsham Road to the west of the site; Melksham railway station located approximately 2.5km to the south east of the site.
School(s)	<b>&lt;400m</b>	Shaw Primary School to the south of the site
Open Space / recreation facilities	<b>&lt;400m</b>	Whitley Golf Course directly to the south east of the site.  Recreation Ground approximately 700m off the A365 near 'The Beeches' cul-de-sac, to the south west of the site.
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 5km to the south east of the site.
Cycle route	<b>&gt;800m</b>	There are two National Cycle Network Routes located within a 2km radius of the site. Route 403 to the east, and Route 254 to the west of the site.



### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		Comments
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines crossing the site
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available from the surrounding residential areas.  The site is within a LSOA where 19.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Predominantly flat land, gently sloping to the south east of the site
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Residential properties at the north eastern boundary have a direct view into the site. Short views in to the west of the site from the residential properties along Corsham Road, as the hedgerow does not provide screening.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	From the northern section of the site, there is visibility of the spire of the Grade II* listed Christ Church to the south. These are medium-views, as the trees along the southern boundary provide screening.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land east of Corsham Road (opposite First Lane)**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

15

**Explanation / justification for decision to accept or discount site.**

The site is relatively unconstrained, with no significant landscape or biodiversity designations. The site is also located outside of the boundary of any flood risk zones, has good access, and is close to local public transport links into Melksham town centre. As such the site is considered as appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 14: Land south of Western Way

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land south of Western Way
<b>Site Address</b>	Nearest postcode: SN12 7TE
<b>Current use</b>	Former agricultural land
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	7.70
<b>SHLAA site reference (if applicable)</b>	1025

**Context**

<p><b>Surrounding land uses</b></p>	<p>Residential to the north; Commercial/industrial to the east and south east; Parkland/Golf Course with veteran trees to the south west; Agricultural land and ponds to the west</p>			
<p><b>Site boundaries</b></p>	<p>Hedgerows surround the site; Woodland at the southern boundary; Western way at the northern boundary</p>			
<p><b>Is the site:</b></p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>W/74/00789/HIS – Refused – Proposal for eighty bungalows</p> <p>W/74/00822/HIS – Refused – Proposal for 220 houses or bungalows</p> <p>W/09/03317/FUL – Approved with conditions – change of use of agricultural land to form outdoor leisure and recreational use (south eastern section of the site)</p> <p>A number of additional applications on land directly adjacent to the south eastern section of site – predominantly for change of use.</p> <p>16/01123/OUT – Approved with conditions – outline application for residential development of up to 235 dwellings, primary school with early years nursery and open space provision – on land directly adjacent to the eastern boundary of this site.</p> <p>16/00497/OUT – Approved with conditions – outline application for the erection of up to 150 dwellings with access, new village hall and areas of open space – on land to the west of this site.</p> <p>18/04477/REM (land directly to the east of the site) – 213 dwellings and associated works - decision expected on September 17<sup>th</sup> 2018.</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Suitability</b>	
<b>Is the site within the existing built up area of the settlement?</b>	No, development on the site would remove an area of greenfield land providing a gap between Melksham town and Bowerhill to the south.
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the north, and would be within close proximity to a variety of commercial/industrial outlets.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, however there is the potential to extend the track leading into the north western section of the site via a turning from Western Way.
<b>Is the site accessible from the highway network?</b>	Yes, the north western section of the site is accessible via a turning from Western Way

<b>Environmental Considerations</b>		
		<b>Observations and comments</b>
<b>Is the site within an SSSI Impact Risk Zone?</b>	No	
<b>Distance to sites designated as being of local importance<sup>14</sup></b>	<400m	Patch of Deciduous Woodland BAP habitat to the north west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Woodland habitat potentially suited for bats, with connecting hedgerows suitable foraging grounds. Line of trees running through the centre of the site is a green corridor between two patches of deciduous woodland habitat. Ponds to the west of the site and drainage ditches to the north and south of site might be suitable for GCN. Agricultural land possibly suitable for ground nesting breeding birds.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is classified as Grade 3b agricultural land, and is therefore of moderate quality for agricultural purposes

<sup>14</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site does not contain or within the setting of a listed building	

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and High Street to the north of the site, containing a selection of supermarkets and banks
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Nearest bus stop is located along Semington Road to the north west of the site
School(s)	400-800m	Bowerhill Primary School to the south east of the site
Open Space / recreation facilities	<400m	Golf course to the south of the site, along with sports grounds
Health Centre facility	<400m	St Damian's Surgery and the Spa Medical Centre are located to the north east of the site
Cycle route	<400m	National Cycle Network Route 403 is located to the east of the site, accessible via Western Way and joining the route along King Street (to the north) and Semington Road (to the south).

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Utility services available in the surrounding residential areas.</p> <p>The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.</p>



### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Slightly sloping
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the site from the new properties granted planning permission on the site directly to the east of the site;
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Views onto Bowerhill Industrial Estate to the south and south east of the site; Open views constrained by the line of trees passing through the centre of the site.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single or multiple agreed ownership
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>	SHLAA states that the site is available, and that part of the site has been designated for employment use. The SHLAA also states that the site is located within a Minerals Resource Zone.		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land south of Western Way</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	173
<b>Explanation / justification for decision to accept or discount site.</b>	<p>From a locational perspective, Land South of Western Way has a key role in maintaining the green gap between the settlements of Melksham and Bowerhill, protecting their distinctive character. From a highways perspective, the other main constraint to development relates to future traffic issues and road safety issues. However, the approval of planning applications on land located directly to the east and west of the site is subject to a variety of conditions relating to highway improvements. As such, the site is potentially suitable to take forward for the purposes of the Neighbourhood Plan, providing the outlined constraints are resolved.</p>

## Site 15: Woolmore Farm Yard

### 1. Background information



#### *Site location and use*

<b>Site Reference / name</b>	Woolmore Farm Yard
<b>Site Address</b>	Woolmore Farm, nearest postcode: SN12 6QZ
<b>Current use</b>	Farm buildings – agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.89 ha (approximately)
<b>SHLAA site reference (if applicable)</b>	N/A

## Context

<b>Surrounding land uses</b>	School playing fields to the east; Residential to the south, west and north west; agricultural to the north			
<b>Site boundaries</b>	Bath Road to the west; Buildings/Walls to the north and east; Residential gardens to the south; Defunct hedgerow to the south east;			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Patches of greenfield in the south eastern section and north western corner; Remainder of site is predominantly agricultural buildings;			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/90/00088/FUL- Withdrawn – Proposal for agricultural dwelling (south eastern section of site)  W/98/00796/FUL – Approved with conditions – erection of replacement cow kennel building (eastern section of the site)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Yes, site is at the northern boundary of Bowerhill
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the south, west and north west of the site, and be strategically located near to the Melksham Oak Secondary School
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, there is adequate access
<b>Is the site accessible from the highway network?</b>	Yes, via a turning from Bath Road

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>15</sup></b>	<400m	Patches of Deciduous Woodland BAP habitat to the north of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Ponds located approximately 100m north of the site might be suitable for great crested newts. The disused brownfield nature of the site also offers the potential for protected species to be present.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The whole of the site is classified as 'other', and not utilised for agricultural purposes. The majority of the site is brownfield land containing agricultural buildings.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site contains a listed building	The site contains the Grade II* listed 'Woolmore Farmhouse' at the north of the site. There is also a cluster of listed buildings 100m north of site.

<sup>15</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Falcon Way to the south of the site contains a Tesco Express.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located along Spa Road (north of the site), with a number of services passing through Melksham.
School(s)	<400m	Melksham Oak Community School and Bowerhill Primary School
Open Space / recreation facilities	400-800m	Hornchurch Road playground to the south of the site.
Health Centre facility	<400m	Damian's Surgery and the SPA Medical Centre directly to the north of the site; Melksham Community Hospital approximately 500m to the north west.
Cycle route	>800m	National Cycle Network Route 403 is located approximately 1 km to the east of the site, accessible via Western Way and joining the route along King Street (to the north) and Semington Road (to the south).

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power line passing over site
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available in the surrounding residential areas.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Some views into the site from the surrounding properties, although these are screened.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Views of the Grade II* listed 'Woolmore Farmhouse' in the northern section of the site. Existing buildings on the site screening longer views out.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>	To be a Brownfield Exception Site		



#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Woolmore Farm Yard**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

21

**Explanation / justification for decision to accept or discount site.**

Development at this location presents significant opportunities to enhance the setting of Woolmore Farmhouse and the wider setting of the townscape. The site is predominantly unconstrained, with good access to local amenities and facilities. As such the site is appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 16: Merretts Yard, Snarlton Lane

### 1. Background information



#### *Site location and use*

<b>Site Reference / name</b>	Merretts Yard, Snarlton Lane
<b>Site Address</b>	303 Snarlton Lane, SN12 7QP
<b>Current use</b>	Former industrial land, now utilised as a storage site.
<b>Parish Name</b>	Melksham CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.52ha (approximately)
<b>SHLAA site reference (if applicable)</b>	

## Context

<b>Surrounding land uses</b>	Residential areas to the north, east and west of the site; Agricultural land to the south, beyond a row of residential properties along Snarlton Lane			
<b>Site boundaries</b>	Snarlton Lane at the southern boundary; Hedgerows along the north, east and western boundaries.			
<b>Is the site:</b>	<b>Greenfield</b> <input type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input checked="" type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Former industrial units on the majority of the site			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	17/02477/OUT - Erection of 9 residential dwellings and associated access (Resubmission of 14/11315/OUT)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is within the built up area of Melksham. Development of the site would be an extension to the north-eastern section of the built up area of Melksham.
<b>How would development of this site relate to the surrounding uses?</b>	Development would fit in with the newly developed residential area in this section of Melksham
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes
<b>Is the site accessible from the highway network?</b>	Yes, via a turning from Snarlton Lane

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>16</sup></b>	400-800m	Patches of Deciduous Woodland Priority BAP habitat located to the east of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The entirety of the site is classified as 'other', and not utilised for agricultural purposes. The majority of the site is brownfield land, containing former industrial units.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site does not contain or within the setting of a listed building	

<sup>16</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	A3102 and Church Lane are located to the north of the site, containing a Co-op, the Melksham Foresters Arms pub, and the Forest Fish bar.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	Nearest bus stop with regular services located approximately 1km to the west of the site.
School(s)	400-800m	Forest and Sandridge School to the north east of the site.
Open Space / recreation facilities	400-800m	Playing field to the south of the site, accessible via Blackmore Road, turning onto Ingram Road
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 1km to the south west of the site.
Cycle route	>800m	The National Cycle Network Route 403 is located approximately 1km to the north west of the site. It can be joined at Forest Road via the A 3102 and Church Lane.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility services available within the surrounding residential area.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site can be seen from properties on Snarlton Lane, as well as surrounding new build properties. The site is however relatively screened from Snarlton Lane itself.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	There are short views to adjacent properties. There are no longer distance views from the site however.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single ownership
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>	SHLAA states that part of the site is assessed as a commitment, so is included elsewhere.		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Merretts Yard, Snarlton Lane**

Please tick a box

**The site is appropriate for development**

X

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

12

**Explanation / justification for decision to accept or discount site.**

Given the existing underutilised previously developed nature of the site, and location within a residential area with relatively few constraints, the site is appropriate for allocating through the Neighbourhood Plan as a residential allocation. Access issues will however need to be addressed through proposals.



## Site 17: Whitley Farm

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Whitley Farm
<b>Site Address</b>	Whitley Farm, First Lane, nearest postcode: SN12 8RN
<b>Current use</b>	Agricultural – Former working farm
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.33 ha (approximately)
<b>SHLAA site reference (if applicable)</b>	N/A

## Context

<b>Surrounding land uses</b>	Whitley Farm is located to the south of First Lane. To the west of the site, there is an area of grassland, mature trees and hedgerows; Residential to the east.			
<b>Site boundaries</b>	Water tank to the south west; First Lane at the east; Line of trees/hedgerow along the northern boundary; Fields to the south east and north west.			
<b>Is the site:</b>	<b>Greenfield</b> <input type="checkbox"/>	<b>Brownfield</b> <input checked="" type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	There is a cluster of agricultural buildings, a farmhouse, an area of hardstanding and grassland areas within the site.			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	A number of planning applications relating to the change of use of buildings, or the removal of parts of buildings.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Yes, the site is located at the western boundary of Whitley
<b>How would development of this site relate to the surrounding uses?</b>	Development would complement the residential areas to the north and east of the site, but contrast the agricultural land to the south, south east and west.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, access is adequate for the proposed development
<b>Is the site accessible from the highway network?</b>	There are two access points into the site, one is from the north west via First Lane, and there another into the eastern section of the site from First Land. There is parking surrounding the agricultural buildings. Site is traversed by an access road which runs from the northern to the southern boundary of the site.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>17</sup></b>	400-800m	Patch of Deciduous Woodland BAP Priority Habitat to the north west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Existing outbuildings suitable for bats
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	There has been no detailed agricultural land classification assessment undertaken on this site, however the majority of the site is brownfield land, containing out-buildings for the farm.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site contains a listed building	There are three Grade II listed buildings within the locality of the site.

<sup>17</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&gt;800m</b>	A3102 and High Street contain a variety of supermarkets and banks – located in Melksham Town Centre, near to the railway station.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>400-800m</b>	Bus stop located along Corsham Road; Melksham railway station located approximately 3km to the south east of the site.
School(s)	<b>400-800m</b>	Shaw Primary School located to the south east of the site;
Open Space / recreation facilities	<b>400-800m</b>	Whitley Golf Club located to the south east of the site
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 5km to the south east of the site.
Cycle route	<b>&gt;800m</b>	National Cycle Network Route 254 is located approximately 1 km to the east of the site, accessible via the track extending to the south of the site, joining onto Folly Lane and then travelling into Atworth to pick up the route.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		Surface water flooding issues at First Lane
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power cables crossing the site
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available in the surrounding residential areas.  The site is within a LSOA where 19.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Predominantly level, gently sloping to the east.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from residential area surrounding First Lane
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out to the south and west of the site, over the surrounding agricultural land

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

Site name/number:

Whitley Farm

Please tick a box

The site is appropriate for development

This site has minor constraints

The site has significant constraints

The site is unsuitable for development

Potential housing development capacity:

31

Explanation / justification for decision to accept or discount site.

The site has minor constraints to development, and development 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.

From a community perspective, the inclusion of any flood alleviation schemes, for example through sustainable urban drainage systems (SuDs) would help to address surface water flooding issues. As such, the site is considered appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 18: Land north of Dunch Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Land north of Dunch Lane
<b>Site Address</b>	Land to the north of Dunch Lane; nearest postcode: SN12 8DU
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham
<b>Gross area (Ha)</b> Total area of the site in hectares	2.16
<b>SHLAA site reference (if applicable)</b>	707



## Context

<b>Surrounding land uses</b>	Agricultural to the north, east and west; Residential to the south			
<b>Site boundaries</b>	South Brook flows along the eastern and northern boundary (including a row of mature trees); Residential gardens at the south; Hedgerow to the west;			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/97/00478/FUL – Withdrawn – Change of use from agricultural to football pitches, provision of car parking and erection of changing facilities.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing settlement area. Development would be an extension of the north western section of Melksham town;
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential areas to the south of the site, but contrast the agricultural areas to the north, east and west;
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, access is suitable, however there would need to be an extension of Northbrook Road in order for the highways network to reach the central and northern sections of the site
<b>Is the site accessible from the highway network?</b>	Yes, accessibility into the south eastern section of the site via Northbrook Road

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>18</sup></b>	<400m	Patches of Deciduous Woodland BAP Habitat (at Beanacre Manor), to the north west of the site
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	South brook flowing along the eastern boundary of the site, with a number of mature trees – possible suitability for bats, perhaps otter/watervole.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	Yes	The entirety of the site is classified as Grade 2 agricultural land, and is therefore of excellent quality for agricultural purposes.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site is within the setting of a listed building	Views of the Grade II* listed Christ Church in the neighbouring village of Shaw, from the site.

<sup>18</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	Aldi Supermarket and a selection of restaurants to the east of the site, on the A350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b>	Bus stop to the east of the site on the A350 (Beanacre Road), opposite the entrance to Dunch Lane;  Melksham Railway station approximately 1km to the south east of the site.
School(s)	<b>400-800m</b>	Shaw Primary School located to the north west of the site
Open Space / recreation facilities	<b>&lt;400m</b>	Playing field directly to the south west of the site, along with playground; Allotments to the south east
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and the Spa Medical Centre are located approximately 3km to the south east of the site
Cycle route	<b>&gt;800m</b>	The National Cycle Network Route 403 is located approximately 1 km to the south east of the site, accessible via a turning onto Scotland Road and Murray Walk off the A350, joining the route at Forest Road

**Other key considerations**

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b>		Entirety of site is within Flood Zone 3. Properties to the north of Dunch Lane have been known to flood.
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available within the residential areas to the south  The site is within a LSOA where 6.1% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Slightly sloping
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From residential properties at the southern boundary of the site, along Dunch Lane and Northbrook Road
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Views of the Grade II* listed Christ Church to the north west of the site, in the neighbouring village of Shaw.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Land north of Dunch Lane**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

48

**Explanation / justification for decision to accept or discount site.**

The site has a number of locally significant constraints which would provide a constraint for development, including relating to flood risk, biodiversity features, heritage assets and the quality of agricultural land. As such the site is not appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 19: Beanacre: Land west of Chapel Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Beanacre: Land west of Chapel Lane
<b>Site Address</b>	Land to the west of Chapel Lane; nearest postcode: SN12 7PX
<b>Current use</b>	Agricultural: There are alpacas grazing on the site
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.58
<b>SHLAA site reference (if applicable)</b>	3225

## Context

<b>Surrounding land uses</b>	Agricultural to the north, east and west; residential to the south			
<b>Site boundaries</b>	Chapel lane to the east; hedgerow to the south and west; no specific northern boundary, but a continuation of the agricultural land			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/12/00259/FUL – Approved with conditions – retrospective application for a pond and storage shed (north eastern corner of the site)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing built up area of the settlement, and would be a continuation of the northern section of Beanacre
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential areas in the south, but contrast the agricultural land extending beyond the northern, eastern and western boundary
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, however there is the potential to develop the track leading into the south eastern section of the site via a turning from Chapel Lane.
<b>Is the site accessible from the highway network?</b>	Yes, the site is accessible via a turning from Chapel Lane, however this is a narrow single-track lane with pinch points. Narrow exit point and turning onto the A 350



### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>19</sup></b>	<400m	Patches of Deciduous Woodland BAP Priority Habitat located to the west of the site. 'Daniels Wood', ancient and semi-natural woodland located to the north west of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Possible pond in the north eastern corner of the site. Woodland areas to the east potentially suitable for bat roosts, with the surrounding network of hedgerows from the agricultural land providing suitable foraging grounds; Agricultural land potentially suitable for ground nesting birds
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site does not contain or within the setting of a listed building	Nearest listed building is approximately 100m to the south of the site. Hedgerows and existing residential properties potentially provide screening.

<sup>19</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Aldi supermarket and a selection of restaurants located to the south of the site, along the A 350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop with regular services located to the south of the site, on the A350.  Melksham Station located approximately 2 km to the south of the site.
School(s)	>800m	Shaw Primary School located to the west of the site, in Whitley
Open Space / recreation facilities	400-800m	Spencer Sports & Social Club located to the south of the site along the A350;
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 4 km to the south of the site.
Cycle route	>800m	The National Cycle Network Route 403 is located approximately 1.5 km to the north east of the site

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Utility services available within the residential area directly to the south of the site.</p> <p>The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.</p>

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from the residential properties to the south of the site, and from Chapel Lane along the eastern boundary.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the north and north-west of the site over the surrounding agricultural land

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Beanacre: Land west of Chapel Lane**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

13

**Explanation / justification for decision to accept or discount site.**

Constraints to development include associated with access issues, the absence of any mains drainage, and the site's location away from the key services and facilities in Melksham town. However the site is relatively accessible by public transport. As such the site may be appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 20: Beanacre: Lacock Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Beanacre: Lacock Road
<b>Site Address</b>	Land directly north of Lacock Road; nearest postcode: SN12 7PY
<b>Current use</b>	Agricultural (arable crops)
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.62
<b>SHLAA site reference (if applicable)</b>	3226

## Context

<b>Surrounding land uses</b>	Agricultural land to the north, north east, west and north west. Residential areas to the south and south west.			
<b>Site boundaries</b>	Hedgerow with possible mature trees to the south (bordered by the A350); Hedgerows to the east and west; No identifiable northern boundary, just a continuation of the agricultural land.			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/78/01100/HIS – Refused – Outline for two houses or bungalows (south western section of the site)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing built up area of the settlement, and would be a continuation of the northern section of Beanacre
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential areas in the south, but contrast the agricultural land extending beyond the northern, eastern and western boundary
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, access is not currently adequate. Access could be achieved into the south western section of the site, but this would potentially go through privately owned land from the adjacent property. There is also a power line at this boundary.  There is a gated entrance to the site towards the south eastern corner which could provide an access point, although additions to the road network (from the A 350) would be required.
<b>Is the site accessible from the highway network?</b>	No.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>20</sup></b>	400-800m	Patches of Deciduous Woodland BAP Priority Habitat located to the west of the site. 'Daniels Wood', ancient and semi-natural woodland located to the north west of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Trees along the site boundaries are potentially suitable for bat roosts, with the surrounding network of hedgerows from the agricultural land providing suitable foraging grounds. Agricultural land possibly suitable for ground nesting birds.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site does not contain or within the setting of a listed building	Nearest listed building is approximately 150m to the south west of the site. Hedgerows and existing residential properties provide screening.

<sup>20</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats



**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Aldi supermarket and a selection of restaurants located to the south of the site, along the A 350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop with regular services located to the south of the site, on the A350.  Melksham Station located approximately 2 km to the south of the site.
School(s)	>800m	Shaw Primary School located to the west of the site, in Whitley
Open Space / recreation facilities	>800m	Spencer Sports & Social Club located to the south of the site along the A350;
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 4 km to the south of the site.
Cycle route	>800m	The National Cycle Network Route 403 is located approximately 1.5 km to the north east of the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines passing through the site
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available within the residential area directly to the south of the site.  The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently sloping at the southern boundary, but predominantly flat land
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the southern section of the site from the pavement connected to the A350.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Longer views to the north over agricultural land; Shorter views to the east and west due to the screening from hedgerows, and short views to the south due to the screening from residential properties.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Beanacre: Lacock Road**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

38

**Explanation / justification for decision to accept or discount site.**

The main constraints to development surround access issues, its location away from the main built-up area of Melksham, the loss of agricultural land, the absence of any mains drainage, and the likely changes to the villagescape of Beanacre.

Given the number of potential constraints, it is recommended that the site is not taken forward for the purposes of the Neighbourhood Plan.

## Site 21: Beanacre: Land east of Chapel Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Beanacre: Land east of Chapel Lane
<b>Site Address</b>	Land to the east of Chapel Lane; nearest postcode: SN12 7PX
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.46
<b>SHLAA site reference (if applicable)</b>	3266

## Context

<b>Surrounding land uses</b>	Agricultural land to the north, east and west; Residential area to the south of the site.			
<b>Site boundaries</b>	Chapel lane to the west (screened by a hedgerow); Hedgerow with potentially mature trees to the east; Residential gardens to the south (screened by a hedgerow); no noticeable northern boundary, just an extension of the agricultural land.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/80/01516/HIS – refused – Outline for four building plots and improvements of Chapel Lane to County Standard (south western section of the site)  W/12/01447/FUL – refused – Change of use of agricultural paddock to a domestic garden with outbuilding (eastern section of the site)			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is not within the existing built up area of the settlement, and would be a continuation of the northern section of Beanacre
<b>How would development of this site relate to the surrounding uses?</b>	Development of the site would complement the residential areas in the south, but contrast the agricultural land extending beyond the northern, eastern and western boundary
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No, however there is the potential to develop the track leading into the south western section of the site via a turning from Chapel Lane.
<b>Is the site accessible from the highway network?</b>	Yes, the site is accessible via a turning from Chapel Lane, however this is a narrow single-track lane with pinch points. Narrow exit point and turning onto the A 350.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>21</sup></b>	<400m	Patches of Deciduous Woodland BAP Priority Habitat located to the west of the site. 'Daniels Wood', ancient and semi-natural woodland located to the north west of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Woodland areas to the east potentially suitable for bat roosts, with the surrounding network of hedgerows from the agricultural land providing suitable foraging grounds; Agricultural land potentially suitable for ground nesting birds. Hedgerow along the western boundary of the site.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	N/A	There has been no detailed agricultural land classification assessment undertaken on this site

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	Site is not within or adjacent to a conservation area	
<b>Scheduled monuments</b>	Site does not contain or within the setting of a scheduled monument	
<b>Listed buildings</b>	Site does not contain or within the setting of a listed building	Nearest listed building is approximately 100m to the south of the site. Hedgerows and existing residential properties potentially provide screening.

<sup>21</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Aldi supermarket and a selection of restaurants located to the south of the site, along the A 350.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop with regular services located to the south of the site, on the A350. Melksham Station located approximately 2 km to the south of the site.
School(s)	>800m	Shaw Primary School located to the west of the site, in Whitley
Open Space / recreation facilities	>800m	Spencer Sports & Social Club located to the south of the site along the A350;
Health Centre facility	>800m	St Damian's Surgery and the Spa Medical Centre are located approximately 4 km to the south of the site.
Cycle route	>800m	The National Cycle Network Route 403 is located approximately 1.5 km to the north east of the site.



### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Utility services available within the residential area directly to the south of the site.</p> <p>The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.</p>

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the site from the residential properties along the southern boundary. These are long views which extend to the north over the surrounding agricultural land.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views to the residential properties at the southern boundary. Short views to the west over the neighbouring agricultural land, screened by the hedgerow. Long views to the north and north east of the site to the surrounding agricultural land.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – client to confirm
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

**Site name/number:**

**Beanacre: Land east of Chapel Lane**

Please tick a box

**The site is appropriate for development**

**This site has minor constraints**

**The site has significant constraints**

**The site is unsuitable for development**

**Potential housing development capacity:**

11

**Explanation / justification for decision to accept or discount site.**

Constraints to development include associated with access issues, the absence of any mains drainage, and the site's location away from the key services and facilities in Melksham town.

However the site is relatively accessible by public transport.

As such the site may be appropriate for taking forward for the purposes of the Neighbourhood Plan.

## Site 22: Berryfield, land at Semington Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 22: Berryfield, land at Semington Road
<b>Site Address</b>	Grid Reference: ST903621 Nearest Postcode: SN12 6DZ
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	Approximately 9.64 ha
<b>SHLAA site reference (if applicable)</b>	3555

## Context

<b>Surrounding land uses</b>	There is a sewage plant to the north of the site, residential properties to the west, agricultural land to the south and east.			
<b>Site boundaries</b>	Mature trees along the boundaries and hedgerows through the middle of the site.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	There is a lane passing through the centre of the site leading to the sewage plant located directly to the north of the site.			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	17/12514/REM (land directly to the north of the site) – 150 dwellings with associated access, infrastructure, parking, landscape and local equipped area of play – approved with conditions on May 22 <sup>nd</sup> 2018.  W/12/01080/FUL (land to the north west of the site) – 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 10x bridges along with new access roads to Berryfield – Decision TBC			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area?</b>	Contingent with development at Semington Road, but separate from the rest of the town.
<b>How would development of this site relate to the surrounding uses?</b>	The development would relate to the residential properties located to the west of the site; however development would be a contrast to the agricultural land located to the south and the east of the site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access?</b>	There used to be access into the site from Semington Road, however access is now achieved via the A350.
<b>Is the site accessible from the highway network?</b>	Yes

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>22</sup></b>	>800m	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Potentially	Mature trees along the site boundaries could potentially support protected species.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	The site is a mix of 'Grade 3b' or 'other' land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site does not contain or is not within the setting of a listed building	

<sup>22</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Variety of businesses located to the south of the site, including a coffee shop and restaurant. Wider variety of services available in Bowerhill, to the east of the site.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stops located to the west, along Semington Road
School(s)	>800m	Bowerhill Primary approximately 1km to the east.
Open Space / recreation facilities	>800m	Sports Centre to the east of the site,
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located to the north east of the site
Cycle route	<400m	National Cycle Network Route 403 passes along Semington Road, to the west of the site.

**Other key considerations**

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Are there any Tree Preservation Orders on the site?</b>	<b>N/A</b>		
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services unavailable</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Constrained by trees to north, trees along the A350 and houses located to the west.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Constrained by trees to north, trees along the A350 and houses located to the west.



### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Berryfield, land at Semington Road</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	216
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 23: Berryfield, land west of Semington Road, south of Berryfield Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 23: Berryfield, land west of Semington Road, south of Berryfield Lane
<b>Site Address</b>	Grid Reference: ST899619 Nearest Postcode: SN12 6EB
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	20.01
<b>SHLAA site reference (if applicable)</b>	1003

**Context**

<b>Surrounding land uses</b>	Residential properties to the north and north east. Commercial and industrial uses to the east. Agricultural land to the south and west of the site.			
<b>Site boundaries</b>				
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	W/12/01080/FUL (land adjacent to the western site boundary) – 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 10x bridges along with new access roads to Berryfield – Decision TBC			

**2. Suitability**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	The site is outside the built up area of the town.
<b>How would development of this site relate to the surrounding uses?</b>	Contingent with development at Semington Road and Berryfield (north and east of the site). Contrast to the agricultural land to the south and west of the site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, access into the site via Semington Road, which also has public transport links (buses)
<b>Is the site accessible from the highway network?</b>	Yes

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>23</sup></b>	<b>&gt;800m</b>	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>No</b>	The site is classified as 'Grade 3b' land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site is adjacent to, or within the setting of a listed building</b>	Two Grade II listed buildings located directly to the south and south eastern corner of the site.

<sup>23</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	Variety of businesses located to the east of the site, including a coffee shop and restaurant. Wider variety of services available in Bowerhill, to the east of the site.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&lt;400m</b>	Bus stops located to the east, along Semington Road
School(s)	<b>&gt;800m</b>	Bowerhill Primary School located approximately 1km to the east of the site.
Open Space / recreation facilities	<b>400-800m</b>	Sports centre located to the east.
Health Centre facility	<b>&gt;800m</b>	St Damian's Surgery and Spa Medical Centre located to the north east of the site
Cycle route	<b>&lt;400m</b>	National Cycle Network Route 403 located directly to the east of the site, along Semington Road. There is a footpath passing through the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the site from residential properties at Semington Road and Berryfield.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to west

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			



#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Berryfield, land west of Semington Road, south of Berryfield Lane</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	300
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 24: Berryfield, land west of A350

### 3. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 24: Berryfield, land west of A350
<b>Site Address</b>	Grid Reference: ST902613 Nearest Postcode: BA14 6JX
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	13.49
<b>SHLAA site reference (if applicable)</b>	1004

## Context

<b>Surrounding land uses</b>	Industrial estate to the north, agricultural land to the east, south and west.			
<b>Site boundaries</b>	Mature trees along the southern, western and northern site boundaries. Railway embankment/A350 road located at the eastern boundary.			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>W/12/01080/FUL (land to the western site boundary) – 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 10x bridges along with new access roads to Berryfield – Decision TBC</p> <p>15/10766/OUT – New home for the Wiltshire Air Ambulance Charitable Trust including administrative office space, operational offices, and multifunctional training facilities and associated ancillary spaces. Operational uses to include hangar, secure medical storage, helipad, approach strip, fuelling and vehicle wash facilities – approved with conditions in February 2016.</p>			

## 4. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Outside of the existing built up area of the town.
<b>How would development of this site relate to the surrounding uses?</b>	Separate from the rest of the town, but contingent with the industrial estate located to the north.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Potential for access to be established from High Street. Possible restrictions from the A350.
<b>Is the site accessible from the highway network?</b>	Yes

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>24</sup></b>	<b>&gt;800m</b>	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Mature trees along the site boundaries could potentially support protected species.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>N/A</b>	No detailed agricultural land classification assessment has been undertaken for the site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site is adjacent to, or within the setting of a listed building</b>	Two Grade II listed buildings located adjacent to the north western section of the site (at Outmarsh).

<sup>24</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Distinct settlement area of Bowerhill located to the north east of the site, including a supermarket along Falcon Way.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stops located to the west of the site, along High Street / Semington Road.
School(s)	>800m	Bowerhill Primary School located approximately 1km to the north east of the site.
Open Space / recreation facilities	<400m	Footpath passing alongside the Kennet and Avon Canal, to the south of the site, which leads to Giles Wood.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 1.5km to the north of the site.
Cycle route	<400m	National Cycle Network Route 403 located directly to the west of the site, along Semington Road. There is a footpath passing through the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat – adjacent to railway embankment
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Limited views in from the Wiltshire Air Ambulance, otherwise well screened.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Site is well screened from view.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Berryfield, land west of A350</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	202
<b>Explanation / justification for decision to accept or discount site.</b>	



## Site 25: Berryfield, land east of A350

### 1. Background information



<i>Site location and use</i>	
<b>Site Reference / name</b>	Site 25: Berryfield, land east of A350
<b>Site Address</b>	Grid Reference: ST906613 Nearest Postcode: BA14 6JU
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	8.26
<b>SHLAA site reference (if applicable)</b>	1005

## Context

<b>Surrounding land uses</b>	Predominantly agricultural. Commercial and industrial to the north west and north east.			
<b>Site boundaries</b>	Hedgerow along the western boundary, row of trees along the northern, eastern and southern boundaries.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?				

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Separate from the rest of the town
<b>How would development of this site relate to the surrounding uses?</b>	Development would be contingent with the commercial and industrial land. However, development would contrast the surrounding agricultural land.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access is currently insufficient, and is achieved via a single lane track from the A350. Possibility of providing adequate access from the A350, however there are potential restrictions.
<b>Is the site accessible from the highway network?</b>	Yes – access into the north western corner of the site is achievable via the A350

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>25</sup></b>	<b>&lt;400m</b>	Deciduous Woodland BAP Priority Habitat located along the northern site boundary
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Semi-mature trees located along the site boundaries which could support populations of protected species.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>N/A</b>	A detailed agricultural land classification assessment has not been undertaken for the site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site does not contain or is not within the setting of a scheduled monument</b>	

<sup>25</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Distinct settlement area of Bowerhill located to the north east of the site, including a supermarket along Falcon Way.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus stops located to the west of the site, along High Street / Semington Road.
School(s)	>800m	Bowerhill Primary School located approximately 1km to the north east of the site.
Open Space / recreation facilities	<400m	Footpath passing alongside the Kennet and Avon Canal, to the south of the site, which leads to Giles Wood.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 1.5km to the north of the site.
Cycle route	400-800m	National Cycle Network Route 403 located directly to the west of the site, along Semington Road. There is a footpath passing through the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Small power lines passing east to west through the southern half of the site.
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Screened from trees and hedgerows along the site boundaries
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views out of the site, with screening provided by trees and hedgerows along the site boundaries.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Berryfield, land east of A350</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	185
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 26: Boundary Farm, Berryfield

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 26: Boundary Farm, Berryfield
<b>Site Address</b>	Grid Reference: ST898631 Nearest Postcode: SN12 6HY
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	15.47
<b>SHLAA site reference (if applicable)</b>	3105d



## Context

<b>Surrounding land uses</b>	Residential to the east, agricultural to the north, south and west. River Avon approximately 100m to the north west of the site.			
<b>Site boundaries</b>	A350 adjacent to the northern half of the eastern boundary, woodland and Berryfield Lane adjacent to the southern half of the eastern boundary, hedgerows along the southern and western boundaries, continuation of agricultural field at the northern boundary.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	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 10x bridges along with new access roads to Berryfield – Decision TBC			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	No, the site is on the western side of the bypass and outside the existing built up area.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be contingent with the residential areas to the east of the A350, but contrast the agricultural land to the south, west and north of the site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Potential access from the A350 (although this is a busy road) or via Berryfield Lane (although this is currently a single lane track).
<b>Is the site accessible from the highway network?</b>	Yes

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>26</sup></b>	<b>&lt;400m</b>	Deciduous Woodland BAP Priority Habitat located within proximity to the eastern site boundary
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>Yes</b>	Mix of Grade 2 (south eastern section) and Grade 3a (north western section) agricultural land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	Melksham Conservation Area located approximately 200m to the north east of the Site.
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site does not contain or is not within the setting of a scheduled monument</b>	

<sup>26</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

<b>What is the distance to the following facilities (measured from the site centre)</b>	<b>Distance (metres)</b>	<b>Observations and comments</b>
<b>Town / local centre / shop</b>	<b>400-800m</b>	Melksham town centre located to the north west of the site.
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>400-800m</b>	Bus stops located to the east of the site, along Semington Road and Kings Street.
<b>School(s)</b>	<b>400-800m</b>	Aloeric Primary School located to the east of the site.
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Melksham Rugby Pitch / Cricket Club located to the north west of the site.
<b>Health Centre facility</b>	<b>400-800m</b>	St Damian's Surgery and Spa Medical Centre located to the east of the site.
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle Network Route 403 located to the east of the site, passing along Semington Road.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 2 Zone 1		Western boundary of the site adjacent to land within Flood Zone 2. Majority of the site is within Flood Zone 1
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines passing over site (south to north).
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Very slightly sloping
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views in from Boundary Farm and commuters along the A350.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the west and the north west of the site.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Boundary Farm, Berryfield</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	232
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 27: Land north of Berryfield

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 27: Land north of Berryfield
<b>Site Address</b>	Grid Reference: ST899626 Nearest Postcode: SN12 6DN
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	8.01
<b>SHLAA site reference (if applicable)</b>	3105a

## Context

<b>Surrounding land uses</b>	Westward Farm to the south, Boundary Farm to the west, residential properties along Semington Road to the east and agricultural land to the north.			
<b>Site boundaries</b>	Semington Road along the eastern boundary, semi-mature trees / hedgerow along the northern boundary, continuation of agricultural fields along the south western curve.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Agricultural fields and outbuildings			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	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 10x bridges along with new access roads to Berryfield – Decision TBC			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Contingent with new development along Semington Road but otherwise separate from the town. Development would reduce the 'green gap' between the built up area of the town and Berryfield.
<b>How would development of this site relate to the surrounding uses?</b>	Contingent with residential development along Semington Road, however development would be a contrast to the surrounding agricultural land.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Potential for the track leading into the site via Berryfield Lane to be widened. Also potential for access to be established via Semington Road.
<b>Is the site accessible from the highway network?</b>	Yes – via Berryfield Lane



### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>27</sup></b>	<b>&gt;800m</b>	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>No</b>	However there are a few semi-mature trees on site.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>Potentially</b>	A detailed agricultural land classification assessment has not been undertaken on site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site does not contain or is not within the setting of a scheduled monument</b>	Nearest Grade II listed building is approximately 100m to the south west of the site.

<sup>27</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Melksham town centre located to the north of the site.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Nearest bus stop is located along Semington Road to the north of the site
School(s)	400-800m	Aloeric Primary School to the north of the site
Open Space / recreation facilities	>800m	Melksham Rugby Club / Cricket Ground approximately 1km to the north of the site; Sports centre approximately 1km to the south east.
Health Centre facility	400-800m	St Damian's Surgery and the Spa Medical Centre are located to the north east of the site
Cycle route	<400m	The National Cycle Network Route 403 is located directly to the east of the site, joining via Semington Road and King Street.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 39.8% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from new residential properties along Semington Road
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the west

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land north of Berryfield</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	180
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 28: Land to the rear of Woolmore Manor, Bowerhill

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 28: Land to the rear of Woolmore Manor, Bowerhill
<b>Site Address</b>	Grid reference: ST916625 Nearest postcode: SN12 6QZ
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.22
<b>SHLAA site reference (if applicable)</b>	3219

## Context

<b>Surrounding land uses</b>	Woolmore Farm and Melksham Oak Community School located to the south, residential properties along Bath Road located to the south west and north west. Agricultural fields located to the north, east and south east.			
<b>Site boundaries</b>	Hedgerow along the western and northern boundaries with some semi-mature trees; continuation of agricultural field to the east; Woolmore Farm outbuildings to the south.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	18/04477/REM – reserved matters application pursuant to 16/01123/OUT and 17/06285/REM to establish 213 dwellings and associated works at land south of Western Way, Bowerhill (land to the west of the Site); Decision expected on 17/09/2018			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is adjacent to the residential properties located along Bath Road, at the north western corner of the recognised settlement area of Bowerhill.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be contingent with the residential areas located to the west, south west and north west of the site. Development would contrast the agricultural landscape to the north, east and south east of the Site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access is currently unsuitable, however there is the potential to create access to the site through Woolmore Farm or via Bath Road, however there are possible safety concerns due to the proximity of the roundabout (directly south of the site).
<b>Is the site accessible from the highway network?</b>	Site is not currently accessible from the highways network

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>28</sup></b>	<b>&lt;400m</b>	Deciduous Woodland BAP Priority Habitat to the north of the site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Semi-mature trees along the western and northern site boundaries could potentially support protected species, however these features could be retained through development.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>No</b>	A detailed agricultural land classification assessment has been completed. The entirety of the Site is Grade 3b agricultural land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site is adjacent to, or within the setting of a listed building</b>	Grade II* listed 'Woolmore Farmhouse' located directly to the south of the site.

<sup>28</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats



**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Falcon Way to the south of the site contains a Tesco Express.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located along Spa Road (north west of the site), with a number of services passing through Melksham.
School(s)	<400m	Melksham Oak Community School and Bowerhill Primary School
Open Space / recreation facilities	400-800m	Hornchurch Road playground to the south of the site.
Health Centre facility	<400m	Damian's Surgery and the SPA Medical Centre directly to the north west of the site; Melksham Community Hospital approximately 500m to the north west.
Cycle route	>800m	National Cycle Network Route 403 is located approximately 1 km to the east of the site, accessible via Western Way and joining the route along King Street (to the north) and Semington Road (to the south).

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from the Grade II* listed Woolmore Farmhouse. Site is within the setting of the farmhouse and is visible from the surrounding fields to the north east of the Site. There is a footpath passing through the site which is used by recreational walkers.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the north east.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land to the rear of Woolmore Manor, Bowerhill</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	29
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 29: Old Loves Farm, Bowerhill Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 29: Old Loves Farm, Bowerhill Lane
<b>Site Address</b>	Grid reference: ST921620 Nearest postcode: SN12 6RA
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.97
<b>SHLAA site reference (if applicable)</b>	3345

## Context

<b>Surrounding land uses</b>	Agricultural land to the east; residential properties along Bath Road to the north; residential properties to the south along Bowerhill Lane and residential areas within the recognised settlement of Bowerhill to the west.			
<b>Site boundaries</b>	Bowerhill Lane and hedgerows along the southern and western site boundaries, hedgerow along the eastern boundary; Bath road to the north.			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>Two applications on land directly to the south of the site, along Bowerhill Lane:</p> <p>16/09947/FUL – erection of detached house and garage with associated works on land at Little Bowerhill Farm (Site 1); Decision: refused on 5<sup>th</sup> December 2016.</p> <p>16/09948/FUL – erection of detached house and garage with associated works on land at Little Bowerhill Farm (Site 2); Decision: refused on 5<sup>th</sup> December 2016.</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is adjacent to the recognised settlement area of Bowerhill.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be contingent with residential properties to the north, south and west of the site. However, development would establish a new residential area to the east of Bowerhill Lane, which is predominantly agricultural land.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Bowerhill Lane is a single track which would be unsuitable for the proposed development. There is the potential to create access into the north western section of the site if the northern section of Bowerhill Lane was widened.
<b>Is the site accessible from the highway network?</b>	Yes, via Bowerhill Lane.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>29</sup></b>	<b>400-800m</b>	Patches of Deciduous Woodland to the south west and south east of the Site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Hedgerows located along the site boundaries could support protected species; however these ecological features could be retained through development.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>N/A</b>	A detailed agricultural land classification assessment has not been undertaken for the Site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site is adjacent to, or within the setting of a listed building</b>	Grade II listed 'Old Loves Farmhouse' located directly to the north of the Site.

<sup>29</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Variety of shops, including a supermarket, located along Falcon Way in Bowerhill.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stops located directly to the north of the site, along Bath Road.
School(s)	<400m	Melksham Oak Community School located to the north west of the site
Open Space / recreation facilities	<400m	Hornchurch Road playground located to the south west of the site.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 1km to the north west of the site.
Cycle route	>800m	National Cycle Network Route 4 located to the south of the site, passing alongside the Kennet and Avon Canal.



### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 16.3% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Direct views into the site from the residential properties along Bath Road (adjacent to the northern site boundary) – which includes the Grade II listed 'Old Loves Farmhouse – and Bowerhill Lane (adjacent to southern site boundary). Site is fairly screened.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out to the east of the site.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Old Loves Farm, Bowerhill Lane</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	47
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 30: Land at Snarlton Lane

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 30: Land at Snarlton Lane
<b>Site Address</b>	Grid reference: ST924633 Nearest postcode: SN12 7QP
<b>Current use</b>	Agricultural (arable/pastoral mix)
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	33.32
<b>SHLAA site reference (if applicable)</b>	3525

**Context**

<p><b>Surrounding land uses</b></p>	<p>Predominantly agricultural to the north, east and south of the Site. New residential community to the west of the Site, adjacent to the Melksham Bypass.</p>			
<p><b>Site boundaries</b></p>	<p>Predominantly hedgerows containing a few semi-mature trees. The Melksham Bypass traverses adjacent to the western Site boundary.</p>			
<p><b>Is the site:</b></p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>W/12/00906/REM – Reserved matters application pursuant to outline permission W/10/01964/OUT for 118 dwellings relating to access, appearance, landscaping, layout and scale (on land directly to the west of the site, adjacent to the bypass): Decision: approved with conditions in August 2012.</p> <p>W/10/01790/REM – Submission of reserved matters pursuant to outline planning permission 04/01895/OUTES for 49 residential units on land at Clackers Brook; Decision: approved with conditions in March 2011</p> <p>W/04/01895/OUTES – Comprehensive mixed use urban extension comprising residential development of 670 dwellings and associated ancillary facilities and works including local centre, primary school, sports and recreation facilities and distributor road on land north east of Snowberry Lane and south of Sandridge Road (directly to the west of site, adjacent to the bypass): Decision: approved with conditions in August 2008.</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### *Suitability*

<b>Is the site within the existing built up area of the settlement?</b>	Site is adjacent to the eastern part of the town.
<b>How would development of this site relate to the surrounding uses?</b>	Site is on the eastern side of the bypass, with existing new residential developments located to the west of the bypass. Development of the whole site would significantly encroach into agricultural land on the eastern side of the bypass.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Potential to create an access from the bypass which passes adjacent to the western boundary of the Site.
<b>Is the site accessible from the highway network?</b>	Access into the northern section of the Site is possible via Snarltan Lane; however this section of the lane passes through privately owned land.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>30</sup></b>	<b>&lt;400m</b>	Patch of Deciduous Woodland BAP Priority Habitat located to the north of the site. Additional patches located to the north east of the site, including Morass Wood ancient and semi-natural woodland (approximately 1km to the north east).
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Clackersbrook watercourse and the row of semi-mature trees bordering the watercourse could potentially support protected species.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>Yes</b>	The north western section of the Site is classified as Grade 3a agricultural land. A detailed agricultural land assessment has also been completed on the southern section of the Site, which is classified as Grade 3b land (i.e. not best and most versatile). A detailed assessment has not been completed in the eastern section of the Site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site does not contain or is not within the setting of a listed building</b>	

<sup>30</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Selection of shops adjacent to the roundabout on Eastern Way, including the 'Water Meadow' pub. However, the site is approximately 1.5km from Melksham town centre.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Nearest bus stop located along Eastern Way, passing adjacent to the western site boundary.
School(s)	<400m	Forest & Sandridge CofE Primary School located to the north west.
Open Space / recreation facilities	>800m	King George V Playing Field located approximately 1km to the west of the site.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 1km to the west of the site.
Cycle route	>800m	National Cycle Network Route 403 located approximately 2km to the west of the site.



**Other key considerations**

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 3</b> <b>Zone 2</b>		Clackersbrook passing through the centre of the site (east to west). Land adjacent to the brook is within Flood Zone 2 and Flood Zone 3.
<b>Are there any Tree Preservation Orders on the site?</b>	N/A		
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services unavailable</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Undulating/sloping
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Site is well screened from view. However, due to the size of the site, development would significantly alter the rural character of any views in.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views over agricultural land towards the hamlet of Redstocks and across Sandridge Common (to the south east and north east of the site, respectively).

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land at Snarlton Lane</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	499
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 31: Land at Woodrow Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 31: Land at Woodrow Road
<b>Site Address</b>	Grid reference: ST912651 Nearest postcode: SN12 7AR
<b>Current use</b>	Agricultural
<b>Parish Name</b>	Melksham Without CP
<b>Gross area (Ha)</b> Total area of the site in hectares	7.83
<b>SHLAA site reference (if applicable)</b>	3107

## Context

<b>Surrounding land uses</b>	Agricultural to the north and west, residential to the east and south.			
<b>Site boundaries</b>	Residential properties located along the western boundary (along Woodrow Road) and the southern boundary (along Meadow Road); continuation of agricultural field to the west; hedgerow with occasional semi-mature trees located along the northern site boundary.			
<b>Is the site:</b>	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	<p>16/05644/OUT – 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), access, parking, servicing and landscaping on land at Woodrow Road (southern half of the Site);</p> <p>Decision: refused in March 2017 due to the fact that the site lies outside of the limits of development defined for the marked town of Melksham as identified in the Wiltshire Core Strategy, and would conflict policy CP1, CP2 and CP15 of the Strategy. The decision notice goes onto state that the development would result in the loss of open countryside which would cause a degree of harm through the erosion of the rural aspect and approach to the established settlement areas. Furthermore, comments from Wiltshire Council Archaeology stated that the Wiltshire and Swindon Historic Environment Record shows medieval settlement remains at the eastern part of the site, and further field boundaries and ridge and furrow across the rest of the site.</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### *Suitability*

<b>Is the site within the existing built up area of the settlement?</b>	Development is adjacent to the existing built up area of the settlement.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be contingent with the residential areas located to the south. However, development would not relate to the agricultural land uses to the north and west of the site.
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access is via a single lane track via a turning from Woodrow Road, which is unsuitable for the Proposed Development. Potential difficulties associated with increasing the width of this lane as it could encroach into privately owned land.
<b>Is the site accessible from the highway network?</b>	Yes – via a turning from Woodrow Road

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>31</sup></b>	400-800m	Patches of Deciduous Woodland BAP Priority Habitat located to the west of the Site.
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	No	A detailed agricultural land classification assessment has been undertaken. The entirety of the Site is classified as Grade 3b agricultural land.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation area	Site is not within or adjacent to a conservation area	
Scheduled monuments	Site does not contain or within the setting of a scheduled monument	
Listed buildings	Site does not contain or is not within the setting of a listed building	

<sup>31</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

**Community facilities and services**

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Selection of shops located along Church Lane and the A3102, including supermarkets and restaurants.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus stop located along Church Lane, to the south of the site.
School(s)	400-800m	River Mead Primary School and the YMCA Little Fir Tree Nursery located to the south west of the site. The Manor School is located approximately 1km to the south west of the site.
Open Space / recreation facilities	400-800m	King George V Playing Field located to the south west of the site.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 2km to the south of the site.
Cycle route	<400m	National Cycle Network Route 403 passing along Woodrow Road, adjacent to the site.



### Other key considerations

<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		Land directly to the west of the Site is located in Flood Zones 2 and 3.
<b>Are there any Tree Preservation Orders on the site?</b>	N/A		
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines passing through the southern half of the site (east to west direction)
<b>Utility services unavailable</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 38.2% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Direct views into the Site from residential properties located along Woodrow Road (eastern boundary) and Meadow Road (southern boundary).
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out to the north and west of the site across agricultural fields.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Land at Woodrow Road</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	176
<b>Explanation / justification for decision to accept or discount site.</b>	

## Site 32: Roundhouse Farm, Bath Road

### 1. Background information



#### Site location and use

<b>Site Reference / name</b>	Site 32: Roundhouse Farm, Bath Road
<b>Site Address</b>	Grid Reference: ST895642 Nearest Postcode: SN12 8DG
<b>Current use</b>	Agricultural
<b>Parish Name</b>	The majority of the site is within Melksham Without CP. Land between Roundponds Farm and Bath Road (north eastern section of the site) is within Melksham CP.
<b>Gross area (Ha)</b> Total area of the site in hectares	29.53
<b>SHLAA site reference (if applicable)</b>	3352

## Context

<b>Surrounding land uses</b>	Agricultural land to the south, west and north west. Sewage treatment works to the south east and residential properties to the north along Bath Road.			
<b>Site boundaries</b>	Railway line along the southern half of the eastern boundary, South Brook stream along the northern half of the eastern boundary, hedgerows along the northern and southern boundaries and a row of semi-mature trees (bordering a stream) along the western boundary.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Agricultural land and outbuildings – however the site is mostly greenfield.			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?				

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Suitability

<b>Is the site within the existing built up area of the settlement?</b>	Site is adjacent to the distinctive settlement area of Shurnold (north of site)
<b>How would development of this site relate to the surrounding uses?</b>	Development of the whole site would significantly impact to the character of the landscape, which is predominantly agricultural.
<b>Is the current access adequate for the proposed development? If not, is there potential for access?</b>	Potential to provide access from Bath Road
<b>Is the site accessible from the highway network?</b>	Yes – access via Bath Road adjacent to residential properties. Melksham railway station is located approximately 150m to the north east of the site.

### Environmental Considerations

		Observations and comments
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	<b>No</b>	
<b>Distance to sites designated as being of local importance<sup>32</sup></b>	<b>&gt;800m</b>	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	<b>Potentially</b>	Features along the site boundaries could potentially support protected species, including semi-mature trees and South Brook.
<b>Agricultural Land Classification?</b> Is the land classified as 'best and most versatile'?	<b>Yes</b>	Land between Roundponds Farm and Bath Road (north eastern section of the site) contains a mixture of Grade 2 and Grade 3b agricultural land. However, a detailed agricultural land classification assessment has not been completed for the rest of the site.

### Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
<b>Conservation area</b>	<b>Site is not within or adjacent to a conservation area</b>	
<b>Scheduled monuments</b>	<b>Site does not contain or within the setting of a scheduled monument</b>	
<b>Listed buildings</b>	<b>Site does not contain or is not within the setting of a scheduled monument</b>	

<sup>32</sup> Local Nature Reserves, Sites of Nature Conservation Importance, County Wildlife Sites, BAP Priority Habitats

### Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Various shops located to the north east of the site, including supermarkets and restaurants.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Melksham Station located to the north east of the site. Bus stop located along Bath Road, to the north east of the site.
School(s)	400-800m	River Mead Primary School and the YMCA Little Fir Tree Nursery and the Manor School located to the east of the site.
Open Space / recreation facilities	400-800m	King George V Playing Field located to the east of the site.
Health Centre facility	>800m	St Damian's Surgery and Spa Medical Centre located approximately 1.5km to the south east of the site.
Cycle route	400-800m	National Cycle Network Route 403 located to the east of the site.

### Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<b>Zone 3</b> <b>Zone 2</b>		Land adjacent to South Brook (eastern boundary) and the stream passing along the western boundary is within Flood Risk Zone 2 and 3.
Are there any Tree Preservation Orders on the site?	N/A		
<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is within a LSOA where 74.1% of properties are not connected to the gas grid, shown on the 'non-gas map' for the UK.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in to the north eastern section of the site from new residential properties along Bath Road. Views in from rail commuters.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Views out to the south east are screened by the railway line. Longer views to the south west, west and north west across agricultural land.



### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown - to be confirmed by client)
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	(Unknown – to be confirmed by client)
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>Site name/number:</b>	<b>Roundhouse Farm, Bath Road</b>
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	443
<b>Explanation / justification for decision to accept or discount site.</b>	