



MELKSHAM
NEIGHBOURHOOD
PLAN

YOUR VOICE YOUR MELKSHAM SHAPE YOUR TOWN



MELKSHAM
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MELKSHAM NEIGHBOURHOOD PLAN CONSULTATION

TAKE PART IN THE PUBLIC CONSULTATION

MONDAY 16TH OCTOBER - SUNDAY 3RD DECEMBER



Melksham Town Council and Melksham Without Parish Council are consulting on a draft Neighbourhood Plan for a period of 7 weeks between Monday 16th October and Sunday 3rd December.

If you live, work, or carry out business in Melksham and/or Melksham Without, the draft Neighbourhood Plan needs your input. We want the community to read the draft Plan and let us know what we have got right, what we have got wrong and/or what has been missed.

Long term and new issues like tackling climate change, providing affordable homes in the right places and helping local business recover from the impact of the cost of living crisis make it imperative that our Neighbourhood Plan evolves. It will provide strong local powers, alongside Wiltshire's emerging new Local Plan that will set out where new homes and jobs will be provided looking ahead to 2038.

The current Melksham Neighbourhood Plan runs to

2026. But we need to stay up-to-date with a revised Plan which will look ahead to 2038 and tackle even more important local issues.

We want you to get involved in keeping your Plan as strong as possible and continue to shape the way that Melksham grows in the future.

There will be lots of ways to get involved, and don't worry if you are not online, there will be a public exhibition and drop-in sessions for a number of weeks.

In the past many communities have felt that they have little influence over what's decided in terms of planning policy, after all, in the past it's been done by 'them' - Wiltshire Council.

But that's changing, and we now have a real opportunity to shape the future of the whole Melksham area much more (but not entirely) the way we and you want it. Your comments on the draft Plan and evidence documents can be made using an online questionnaire available at www.melkshamneighbourhoodplan.org. Comments can also be emailed to contact@melkshamneighbourhoodplan.org or hard copies returned by post, by hand or by consultation box by **midnight on Sunday 3rd December**.

**SCAN THIS QR CODE
TO VIEW THE
DRAFT PLAN AND
COMPLETE THE
QUESTIONNAIRE**



PUBLIC CONSULTATION EVENTS

**COME AND READ
THE DRAFT PLAN
AND ASK QUESTIONS
AT THESE EVENTS**

Thursday 26th October - 4-7pm - Campus SN12 6ES

Friday 10th November - 4-7pm - Shaw Village Hall SN12 8EW

Saturday 11th November - 10am-2pm - Campus SN12 6ES

View hard copies of the plan, evidence documents and questionnaire at: Melksham Town Hall
Melksham Without Parish Council Offices • Melksham Campus (Library) • Spindles Cafe, Top Lane, Whitley

YOU CAN VIEW THE DRAFT PLAN ONLINE

www.melkshamneighbourhoodplan.org

WHAT IS THE NEIGHBOURHOOD PLAN DOING FOR OUR TOWN?

We worked hard to get a Neighbourhood Plan that local people voted to bring into legal force. Let's keep our Neighbourhood Plan bang up-to-date; this is a living document and we need to respond to a changing context and make sure that our Plan remains as strong as possible ”



Cllr David Pafford

Melksham Neighbourhood Plan
Steering Group Chair

THE CURRENT NEIGHBOURHOOD PLAN HAS ALREADY INFLUENCED...

Wiltshire Council decisions on planning applications for large developments

Type of housing mix and density of housing

Increased flood mitigation

Deterred development outside the defined settlements

What about the proposed projects such as the bypass and the canal?

The Neighbourhood Plan is all about planning policy, and to be referred and adhered to when planning applications are considered.

There are a couple of proposed large infrastructure projects that are in the Melksham Neighbourhood Plan area and there have been separate task groups looking into these projects to ensure that the Plan is reviewed in line with the lat-

est updates on these projects. The Plan has Priority Statements on these projects, but they are light touch as the Neighbourhood Plan is not the place for decision making on these projects; and therefore cannot have policies relating to them. Volunteer task groups have met with the project teams on these separate projects to review the current priority statements with them.

HIGHLIGHTS OF YOUR NEIGHBOURHOOD PLAN

Town Centre Regeneration and “Brownfield First”

- Focussing on regeneration
- Vitality of the town centre
- Bringing the former Library and Cooper Tires sites back into use

Conserve and Protect

- Protecting Local Green Spaces and Heritage Assets identified by the community as important in previous consultations
- Looking for more community support to protect
- Design Codes to influence design of houses and public spaces reflective of local sense of place
- Safeguarding and future proofing against Climate Change

Responding to local housing needs

- Working in tandem with Wiltshire Council's emerging Local Plan
- Wiltshire's Plan allocating strategic housing sites that brings forward substantial affordable housing and infrastructure
- Neighbourhood Plan's housing allocation sites are reusing existing sites becoming vacant, where appropriate

Listening to your views and shaping your town

- The priorities in the Town Centre Master Plan have been aligned to meet those that you as a community felt were the most important when asked earlier in the year

WHAT WOULD HAPPEN IF WE DON'T HAVE A NEIGHBOURHOOD PLAN?

THE NEW HOUSING STILL COMES BUT YOU WILL HAVE...

- **No say on where they are built**
- **No say on the type and size of house**
- **No say on what development looks like**
- **No say on what community benefits it brings**

It is Government policy that dictates housing numbers to Wiltshire Council who in turn allocate a proportion of that growth amongst the towns and large villages through the Local Plan.

Using a Neighbourhood Plan is the way that local people can have a say and influence what the development in their area looks like, and what it brings with it.

VISIT THE WEBSITE FOR MORE INFORMATION OR TO FILL IN THE QUESTIONNAIRE

WHAT ISSUES DOES THE PLAN ADDRESS?

In the next few editions of Melksham News we will be explaining the different focuses of the Neighbourhood Plan. Here is a quick overview...

HOUSING NEEDS

LOCAL HOUSING CRISIS

Few in Melksham can afford to buy their first home



A Housing Needs Assessment has revealed that:

- Nobody on average income or below in the Melksham area can afford to buy a house but a substantial number of people on an average income will be able to afford a house if it is subsidised or discounted market housing; which are typically shared ownership housing or under the Government's new "First Homes" scheme.
- There are a lot of 4-bedroom houses in the

area which needs to be balanced out with smaller houses to support the identified need.

- To support the substantial growth in the population of the older generation in the area, there is a need for supported living/extra care houses. These would be better placed in more accessible locations such as the town centre or on brown-field sites.

- There is a greater need for affordable housing in the villages.

[Read more in the Housing Needs Assessment](#)

STRENGTHENING LOCALLY DISTINCTIVE DESIGN

We are forecast to accommodate a further approximately 1,170 houses up to 2038.

We can't stop the housing numbers but we can have a say in what it looks like

For new housing, and other development, it's not just about where it is, and whether its two or three bedrooms, or rented or for purchase; it's about what it looks like and this is where the Design Codes come in.

Consultants have done this work, and have looked at what "good design" looks like for the Melksham area and all future planning applications will

have to adhere to the Code when the Plan is adopted. From designing out anti-social behaviour, to brick colours, to solar panels, this is all covered in the Design Code. It covers local identity and character, access and movement incorporating the Priority for People work, green and blue infrastructure, sustainability and energy efficiency and the built form.

[Read more in the Design Guidelines and Codes](#)

COMMUNITY-LED HOUSING SITE ALLOCATIONS

The Plan includes small and medium housing site allocations, whereas the draft Local Plan that has been produced by Wiltshire Council is allocating large, strategic sites. The Plan's housing allocation means that future development is Plan led and not specula-

tive development in isolated green fields. This is your opportunity to comment on the site allocations. Over 100+ sites have been put forward by local landowners, and have been assessed for suitability by independent consultants.

[Read more in the Draft Neighbourhood Plan 'Policy' page 7](#)

CONSERVE & PROTECT

PROTECTING VALUED LOCAL GREEN SPACE

There is the opportunity through the Plan to give a Local Green Space planning designation to protect spaces that are important to the local community.

Thank you to those of you that put forward local green spaces that were important due to their historic significance, their beauty, their recreational value, their richness in wildlife or their tranquillity. This des-

ignation can only apply to small, local spaces and not large tracts of land. The volunteer task group have now worked through the 50+ sites that the public put forward to ensure that they meet the necessary criteria and eligibility to produce a shortlist and we have made contact with the local landowners. You can view the sites put forward on the Neighbourhood Plan website.

[Read more in the Local Green Spaces Report](#)



PROTECTING MELKSHAM'S HERITAGE

The Neighbourhood Plan lists heritage assets that don't have Listed status but still have an important historical value to the local community.

Thank you to those of you who responded to this survey. A small group of volunteers has looked at the evidence for these sites and has contacted the landowners. It's a short list but valuable nevertheless. You can view the sites put forward in the draft Neighbourhood Plan.

[Read more in the Local Heritage Assets Report](#)



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REGENERATION OF THE TOWN VIA THE BROWNFIELD FIRST POLICY

WHAT NEXT FOR THE TOWN CENTRE?

THEN



NOW



FUTURE



WHAT WILL HAPPEN TO THE OLD LIBRARY SITE?

SEE THE PLANS AT THE CONSULTATION EVENT OR ONLINE
www.melkshamneighbourhoodplan.org

A Town Centre Master Plan has been produced by consultants who have taken a holistic, independent approach. They have examined its Economy and Vitality, its Culture and Distinctiveness, its Connections and Accessibility, the quality of its Public Realm, and its Heritage and Townscape; all set against the pressing agenda of Sustainability and Climate Change.

Thank you to those of you that put forward your views on the town centre and its priorities for change. These have all been taken into account and the town centre master plan has now been re-aligned to reflect your wishes.

There are Town Centre Regeneration Site opportunities with vacant and soon-to-be vacant sites in the town centre, that have been identified for allocation for housing and mixed-development to meet local needs.

THEN



NOW



FUTURE



WHAT WILL HAPPEN TO THE COOPER TIRES SITE?

SEE THE PLANS AT THE CONSULTATION EVENT OR ONLINE
www.melkshamneighbourhoodplan.org

Read more in the Draft Neighbourhood Plan Policies 7 + 9 to see how your input shaped your town

NOW IS AN OPPORTUNITY TO SEE HOW YOUR VIEWS HAVE SHAPED YOUR TOWN

SCAN THE CODE TO VIEW THE PLAN



PUBLIC CONSULTATION EVENTS

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Melksham Without Parish Council Offices • Melksham Campus (Library) • Spindles Cafe, Top Lane, Whitley

KEEP IN TOUCH

Information on the progress on the review of the Melksham Neighbourhood Plan can be viewed on the dedicated website www.melkshamneighbourhoodplan.org and dedicated Facebook page. You can sign up to the mailing list by contacting any officer at the Town or Parish Council or by clicking the link on the website. If you are not online, please contact either of the councils who can provide written updates. Look out for further consultation and engagement opportunities advertised in the Melksham Independent News regularly.

- Sign up for the mailing list
- Visit the website which is regularly updated www.melkshamneighbourhoodplan.org
- Follow the Facebook page [MelkshamNeighbourhoodPlan](https://www.facebook.com/MelkshamNeighbourhoodPlan)
- Attend future consultation events
- Read regular updates in the Melksham News

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IN PERSON

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