

Melksham Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Melksham Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Melksham and Bowerhill Village	11
6	Outcome of the Melksham Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Melksham Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic papers structure

1.5 *Table 1.1* shows the layout of the Melksham Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Melksham Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Melksham Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Melksham and Bowerhill Village	Summary of the site selection process for Melksham and Bowerhill village (Stage 1). It outlines the methodology and identifies whether housing site allocations for Melksham and Bowerhill village should be included in the Plan.	
6	Outcome of the Melksham Community Area Remainder site selection process	Summary of the site selection process for Melksham Community Area Remainder (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Melksham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Melksham Community Area. Core Policies 1 (Settlement Strategy) and 15 (Melksham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Melksham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 15 requires approximately 2,370 homes to be provided in the Melksham Community Area of which about 2,240 should occur at the Market Town of Melksham and Bowerhill village and approximately 130 homes in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Melksham Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Melksham Community Area.

Table 2.1 Settlement Strategy in the Melksham Community Area

Market Town	Melksham and Bowerhill village
Large Villages	Atworth, Seend, Semington, Shaw/Whitley and Steeple Ashton
Small Villages	Beanacre, Berryfield, Broughton Gifford, Bulkington, Great Hinton, Keevil, Poulshot and Seend Cleeve

Issues and considerations

- 2.4** Core Policy 15 and the supporting text (paragraph 5.83) of the WCS identify specific issues to be addressed in planning for the Melksham Community Area, including:
- residential growth in Melksham should help address the shortfall in affordable housing and contribute towards delivering improved infrastructure
 - growth should contribute towards town centre regeneration, including traffic management improvements and the revitalisation of the retail and employment offer
 - it is important that any new development in the town has strong walking and cycling linkages to the town centre
 - developer contributions from future housing growth should help to deliver infrastructure necessary in the town
 - Melksham and Bowerhill village have a functional relationship and are considered together for the purposes of the WCS. Therefore the housing growth identified for Melksham will also serve to meet the needs of Bowerhill
 - development at Melksham should protect the historic environment and in particular should protect the historic setting of the Spa

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- provision of a new primary school in the town and extension of existing village primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity
- improvements to roundabout at the existing signalised ASDA superstore and A365 junctions
- two hourly Trans Wilts train service (Westbury to Swindon) - three year service provision

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Melksham Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Melksham Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Melksham and Bowerhill village	2,240	1,370	1,221	0
Melksham CA Remainder	130	101	38	0
Melksham CA total	2,370	1,471	1,259	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Melksham Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Melksham Community Area.*
 3 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

Table 2.3 Status of neighbourhood plans in the Melksham Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Melksham Town and Melksham Without	Area Designation (Jul 2014)	Unknown	Unknown
Seend	Area Designation (Jul 2016)	Unknown	Unknown

4 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Melksham Community Area:

- Melksham and Bowerhill village
- Atworth
- Seend
- Semington
- Shaw and Whitley, and
- Steeple Ashton

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.

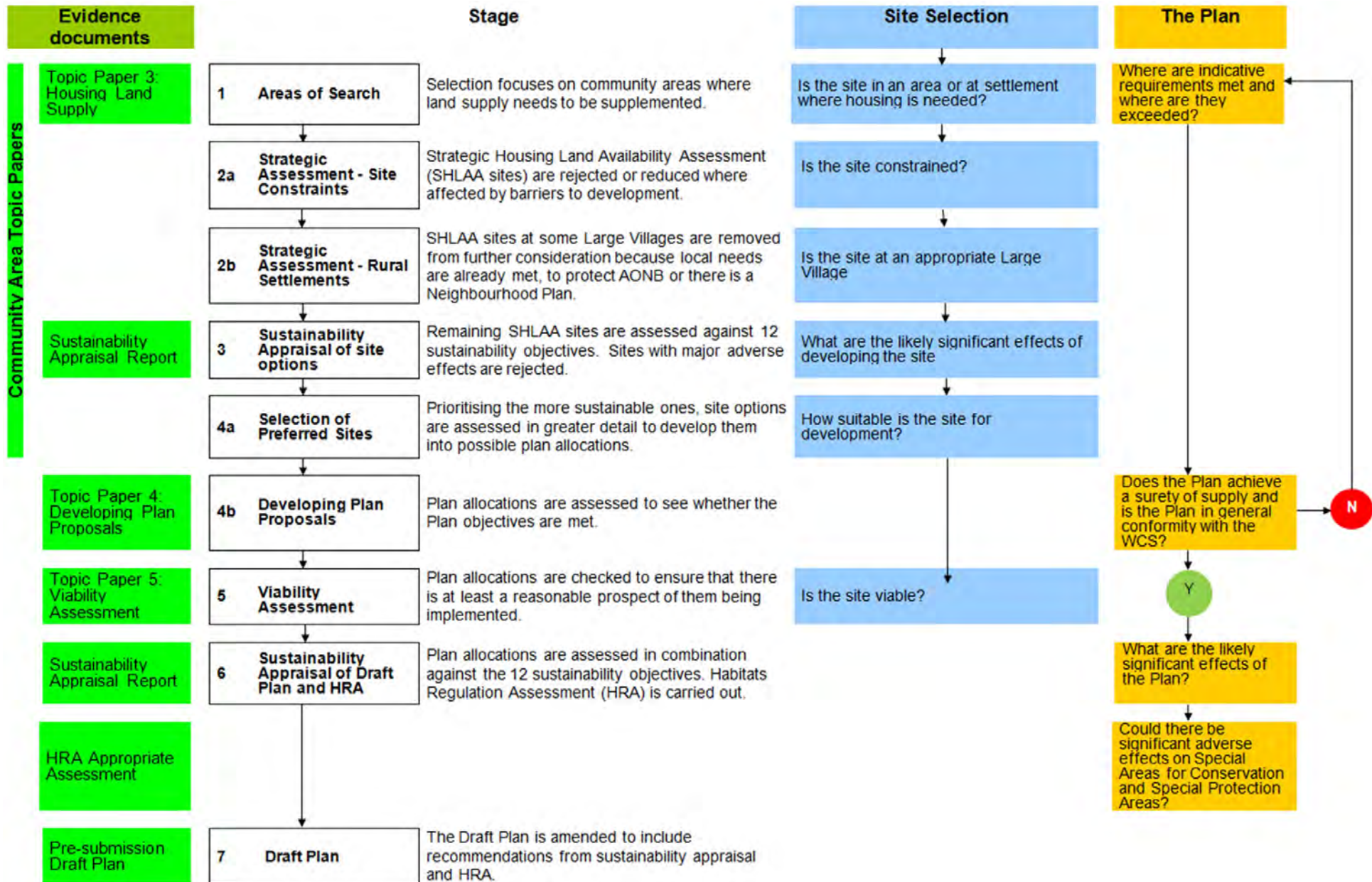
3.3 No settlements in the Melksham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁶⁾.*

6 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Melksham and Bowerhill Village

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Melksham and Bowerhill village. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾.
- 5.2** The decisions taken after each stage of the process for Melksham and Bowerhill village, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Melksham and Bowerhill village. Generally the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that the indicative residual requirement for Melksham and Bowerhill village to be delivered during the Plan period has been met.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Melksham and Bowerhill village and the site selection process ends after Stage 1.

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Melksham Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for the Melksham Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 6.2 The decisions taken after each stage of the process for the Melksham Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Melksham Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates that the indicative residual requirement for the Melksham Community Area Remainder to be delivered during the Plan period has been met.
- 6.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Melksham Community Area Remainder and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Melksham and Bowerhill Village

- 7.1** The indicative residual requirement for Melksham and Bowerhill village to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Melksham and Bowerhill village and the site selection process ends after Stage 1.

Melksham Community Area Remainder

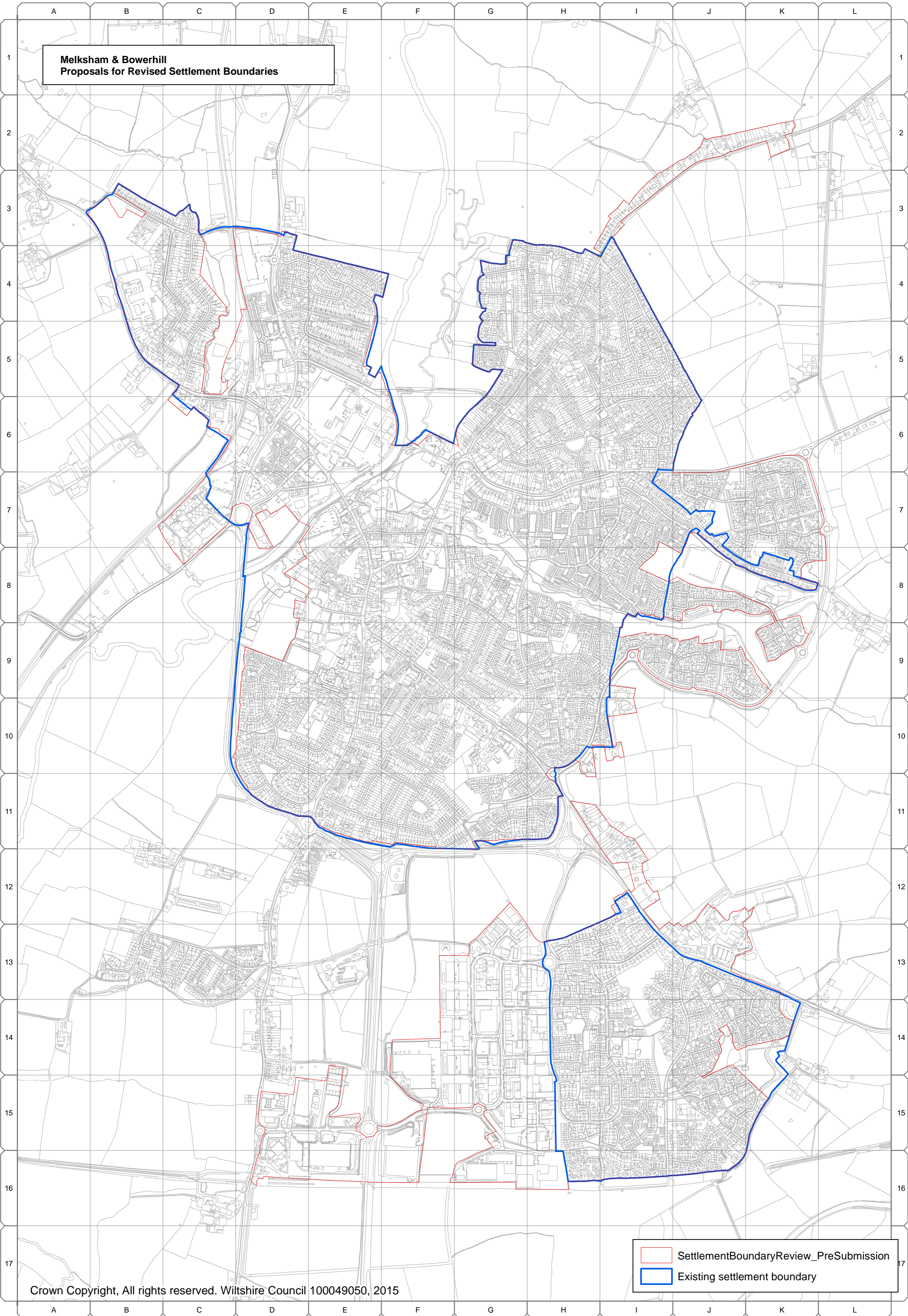
- 7.2** The indicative residual requirement for the Melksham Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Melksham Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Melksham Community Area:
- Melksham and Bowerhill village
 - Atworth
 - Seend
 - Semington
 - Shaw and Whitley, and
 - Steeple Ashton
- 7.4** No settlements in the Melksham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Melksham & Bowerhill
Proposals for Revised Settlement Boundaries**



- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Melksham and Bowerhill village

A.1 The preceding map of Melksham and Bowerhill village illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology ⁽⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Melksham and Bowerhill village Settlement Boundary

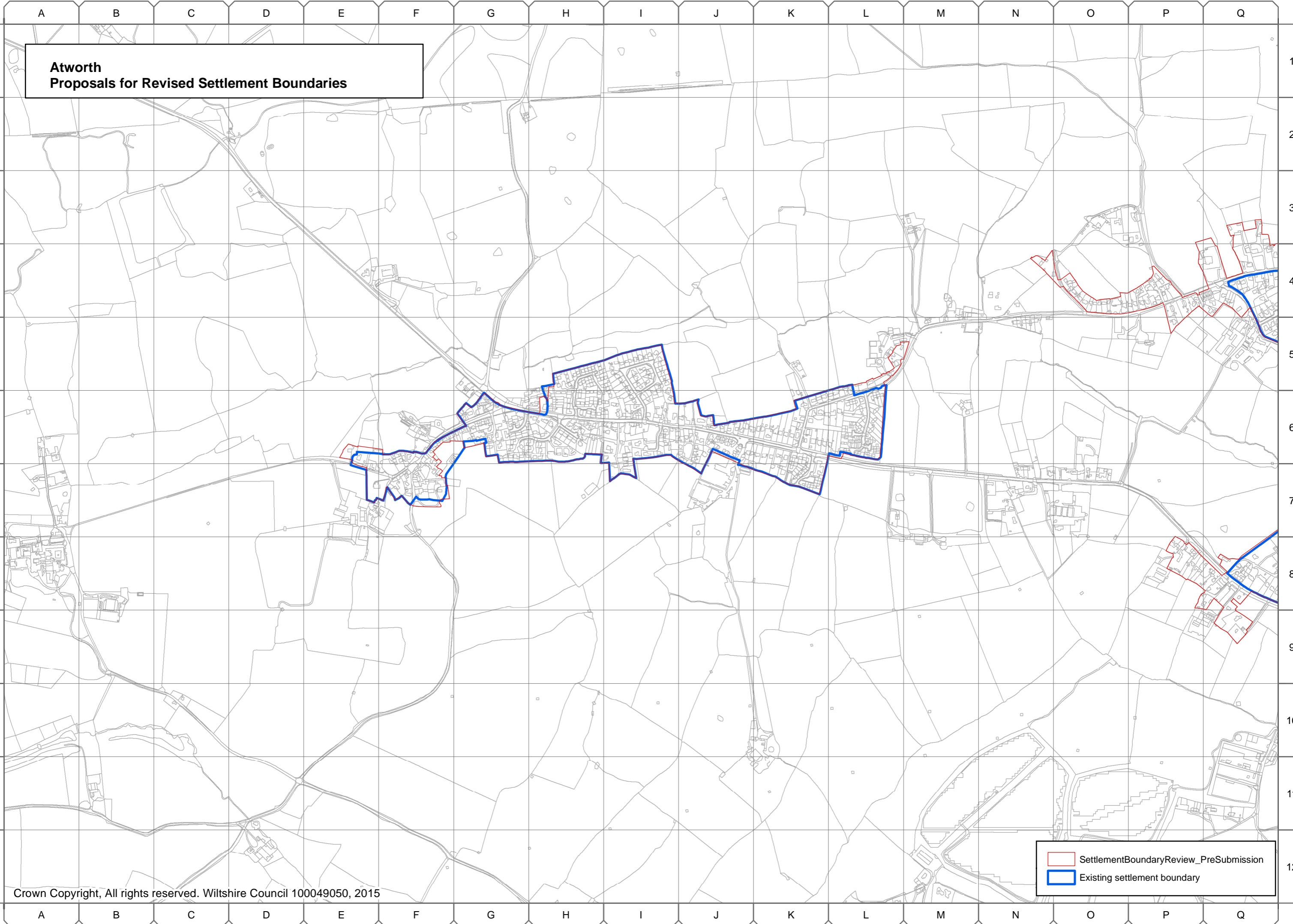
Map Grid Reference ⁽¹⁰⁾	Proposed Amendments
H13, H14, H15, H16, G12, G13, G14, G15, G16, F16, F15, F14, E14, E15, E16, D16, D15	Amend boundary to include area of built employment development physically related to the settlement.
H11, I11, I12, I13, J13, J12, K12, K13	Amend boundary to include area of built residential and community facility development physically related to the settlement.
K14 (N)	Amend boundary to exclude area of land more closely related to the countryside.
J14, K14, K15	Amend boundary to exclude area more closely related to the open countryside.
D11, D10, D9	Amend boundary to follow defined physical features – curtilages of properties.
D9, D8, D7	Amend boundary to exclude amenity space at the edge settlements.
C7, C8	Amend boundary to include area more closely related to the built form of the settlement.
C6 (E)	Amend boundary to follow defined physical feature.
C6 (N)	Amend boundary to include built development physically related to the settlement.
B3	Amend boundary to exclude area more closely relating to the countryside.
C3, C4, C5, D4	Amend boundary to remove area of land more closely related to the countryside.
D3	Amend boundary to follow the settlement side of the road excluding the road.
E5	Amend boundary to follow but not include clearly defined physical features - the road.
F6	Amend boundary to exclude area of land more closely related to the countryside.

9 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

10 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

I3, J2, K2	Amend boundary to include area of built residential development physically related to the settlement.
J7 J8, J9, K6, K7, K8, K9, K10, I8, I9	Amend boundary to include area of built development physically related to the settlement.
I10, H10	Amend boundary to include built development physically related to the settlement.

**Atworth
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Atworth

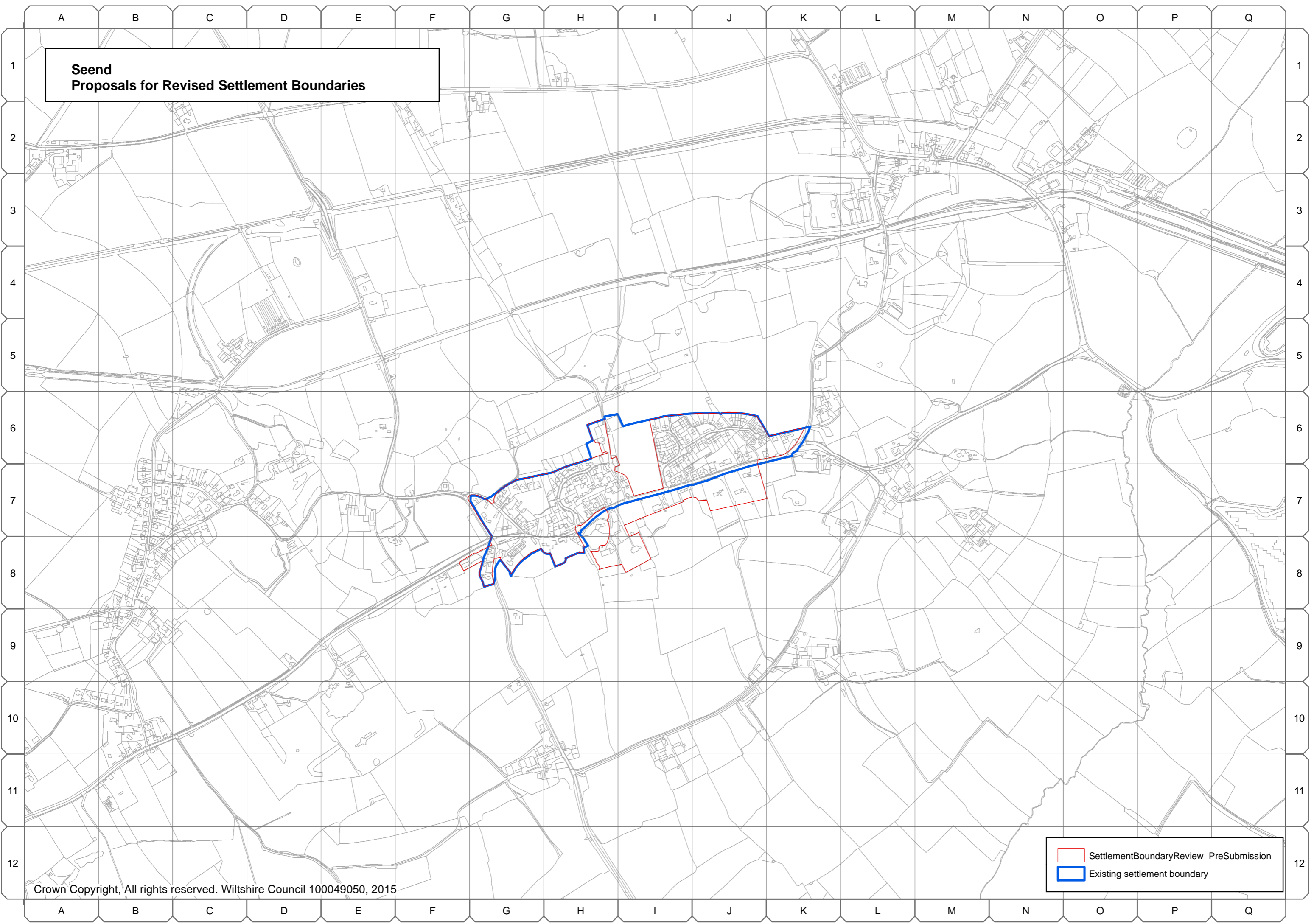
A.2 The preceding map of Atworth illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Atworth Settlement Boundary

Map Grid Reference	Proposed Amendments
E6	Amend boundary to include the curtilage of a property that relates more closely to the built environment or has limited capacity to extend the built form of the settlement.
F7	Amend boundary to include the curtilage of a property that relates more closely to the built environment or has limited capacity to extend the built form of the settlement.
F6, F7, G6	Amend boundary to remove recreational space at the edge of the settlement.
G6	Amend boundary to include built development and curtilages physically related to the settlement.
L5, M5	Amend boundary to include built residential development that is physically related to the settlement.
H6	Amend boundary to follow curtilages of properties.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Seend
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Seend

A.3 The preceding map of Seend illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Seend Settlement Boundary

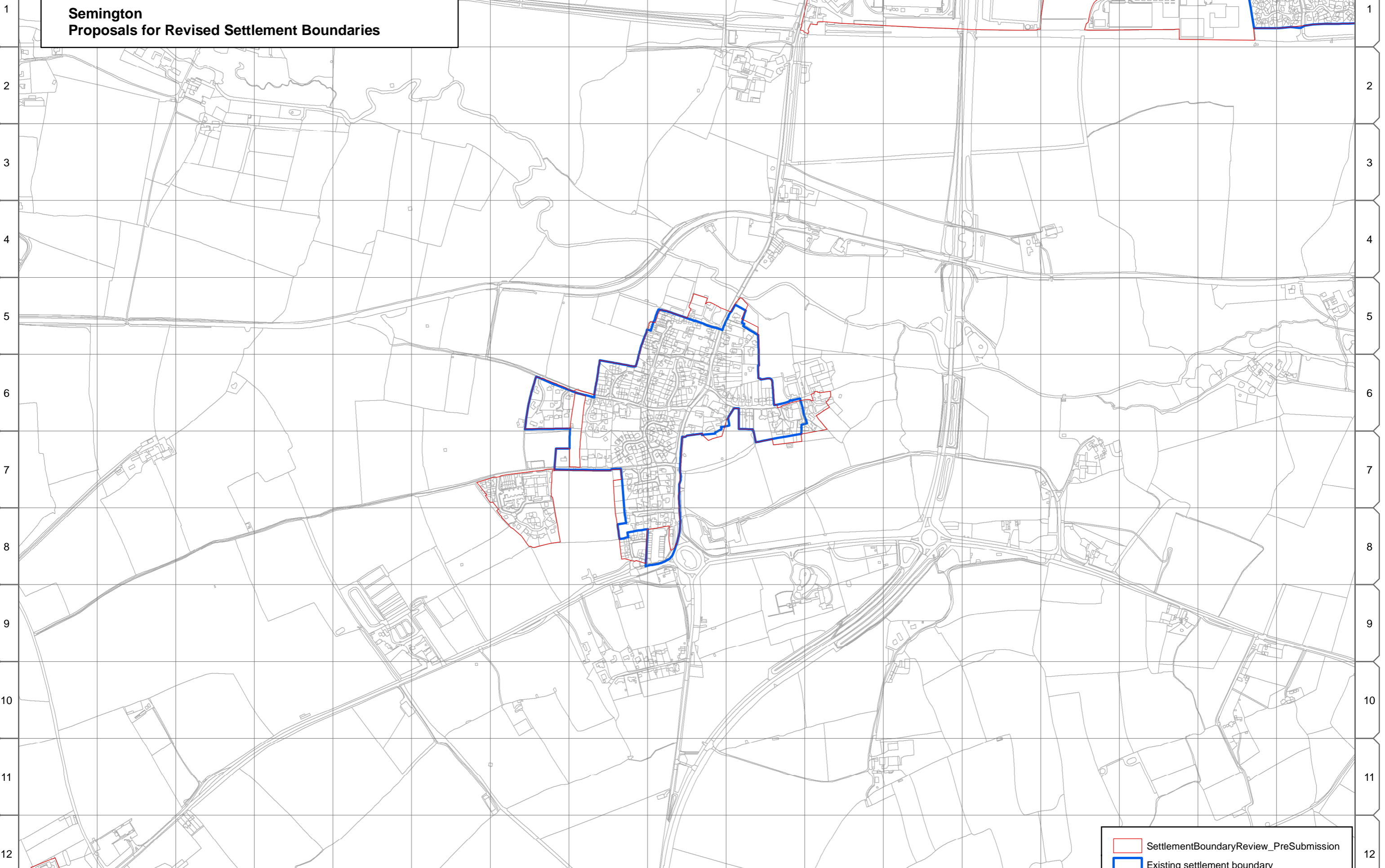
Map Grid Reference ⁽¹³⁾	Proposed Amendments
G8 (W), F8	Amend boundary to include area more closely related to the built settlement.
G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K6, J7, I7, H7, H8, I8	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include area of built residential and community facility development closely related to the built environment.
H6, I6, I7	Amend boundary to exclude recreational/ amenity space more closely related to the open countryside.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

A B C D E F G H I J K L M N O P Q

**Semington
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Semington

A.4 The preceding map of Semington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Semington Settlement Boundary

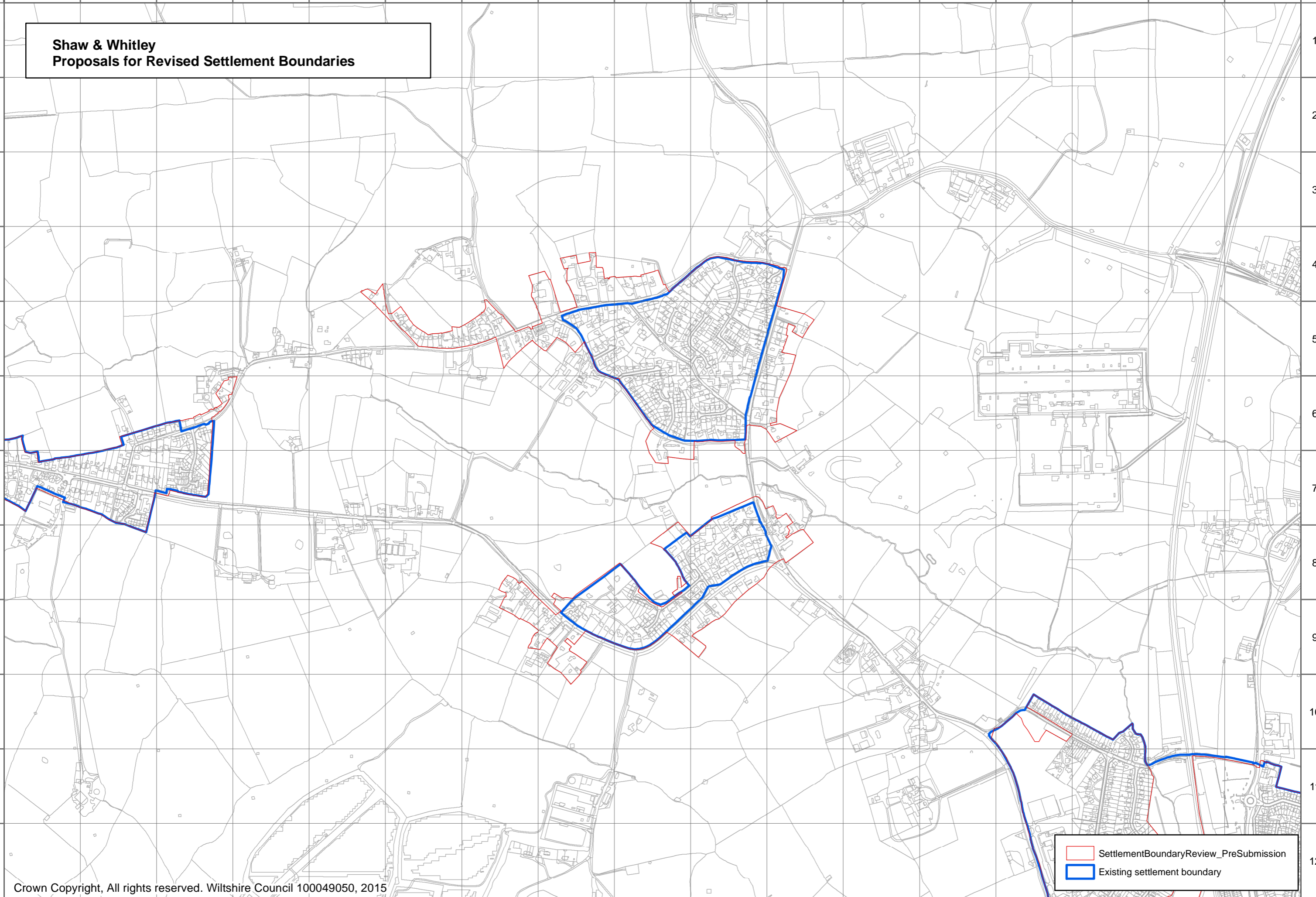
Map Grid Reference	Proposed Amendments
F7, G7, G8	Amend boundary to include built residential development that is physically related to the settlement.
H6, H7	Amend boundary to exclude area more closely relating to the countryside than the built settlement.
H7, H8	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H8	Amend boundary to include built residential development that is physically related to the settlement.
I8	Amend boundary to remove employment land at the edge of the large village.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment and/ or has limited capacity to extend the built form of the settlement.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5	Amend boundary to include built residential development that is physically related to the settlement.
H5, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Shaw & Whitley
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Shaw and Whitley

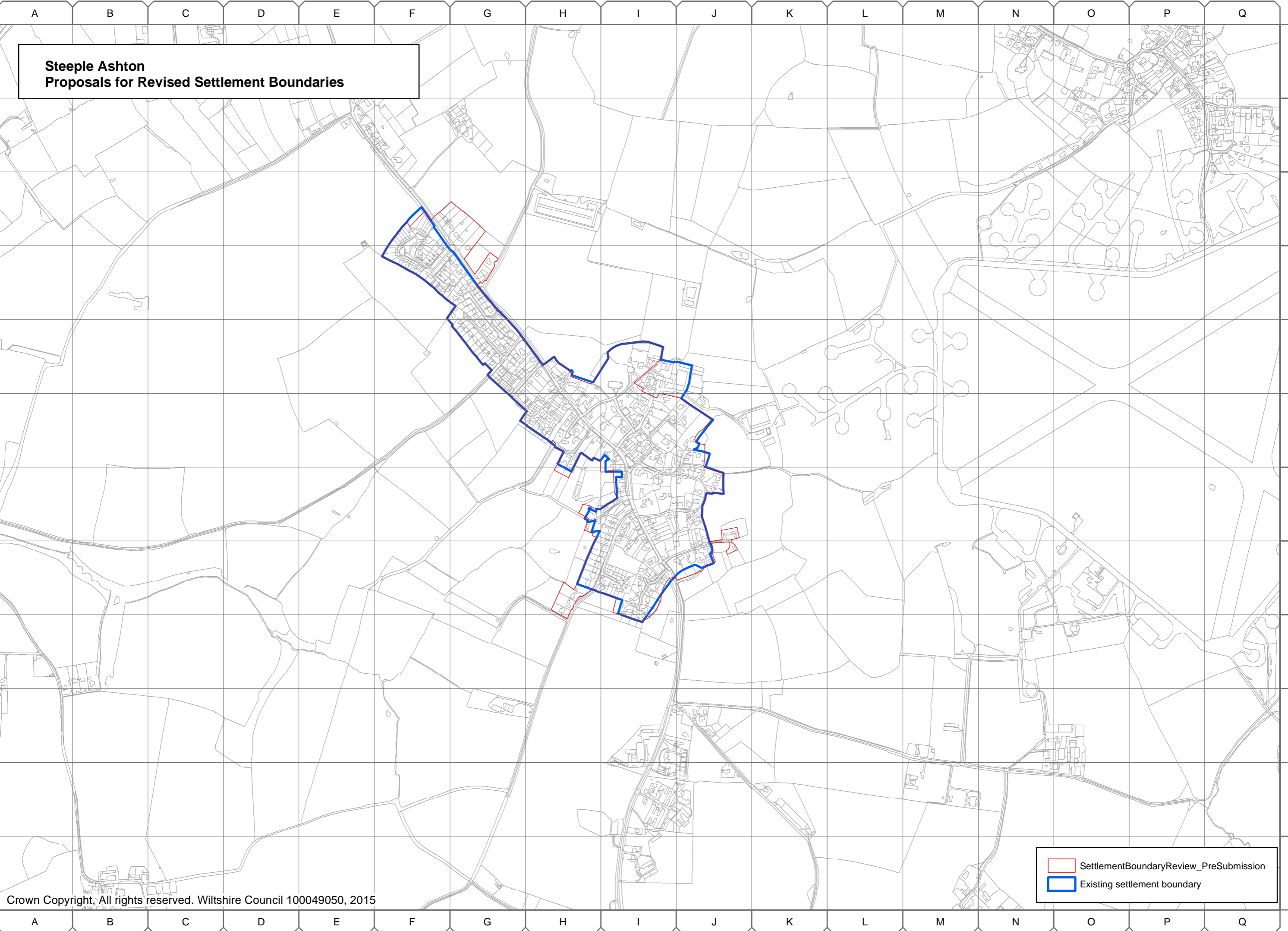
A.5 The preceding map of Shaw and Whitley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed amendments to Shaw and Whitley Settlement Boundary

Map Grid Reference	Proposed Amendments
G8, H8, G9, H9, H10	Amend boundary to include residential development that is physically related to the settlement.
J8, J9, I9, K8, K7, J7	Amend boundary to include residential development, curtilages of properties and community facilities development that is physically related to the settlement.
I7, I8	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
E4, G4, H4, I4, E5, F5, G5, H5	Amend boundary to include residential development that is physically related to the settlement.
K5, K6, J6	Amend boundary to include residential development that is physically related to the settlement.
J6, J7	Amend boundary to include residential development that is physically related to the settlement.
I6, I7	Amend boundary to include residential development that is physically related to the settlement.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Steeple Ashton
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Steeple Ashton

A.6 The preceding map of Steeple Ashton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed amendments to Steeple Ashton Settlement Boundary

Map Grid Reference	Proposed Amendments
F3, G3, G4	Amend boundary to include residential development that is physically related to the settlement.
H6, H7, I6, I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7	Amend boundary to include residential development that is physically related to the settlement and to follow but not include clearly defined physical features - the road.
H8, H9	Amend boundary to include built residential development and the curtilage of a properties that relate more closely to the built form of the settlement.
J7, J8	Amend boundary to include built residential development and the curtilage of a properties that relate more closely to the built form of the settlement.
J6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, J6, I5	Amend boundary to exclude employment development on the edge of the large village.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Melksham Community Area Topic Paper - Cabinet version