Melksham Area Board Profile



2014 - 2026 (Draft_V1)



Report produced on behalf of Wiltshire Council by Ethos Environmental Planning

1.0 MELKSHAM AREA PROFILE

1.1 Introduction

The Wiltshire Open Space and Play Area Study is presented in two parts. The first part comprises an overview of the whole study and includes details on local needs, methodology, open space typologies and analysis of provision which combine to make recommendations for future provision and policies for open space in the district. The second part of the study comprises 18 Area Board profiles which provides more localised information. The Area Board profiles should be read in conjunction with the main report (part 1). Each profile includes:

- Map of the parish showing open space;
- Quantity statistics of provision of open spaces with standards by parish;
- Map showing access to open spaces with standards across the parish;
- Map showing access to open spaces across the main settlement;
- Assessment of quality issues;
- Summary of issues and priorities for the Area Board.

All of the maps provided within this section of the report are intended to be used for indicative purposes only. Larger scale maps have been provided as a separate database to the council.

1.2 Melksham Area Board

Melksham Area Board is made up of 11 parishes, which include:

- Melksham Without
- Steeple Ashton
- Atworth
- Broughton Gifford
- Semington
- Poulshot

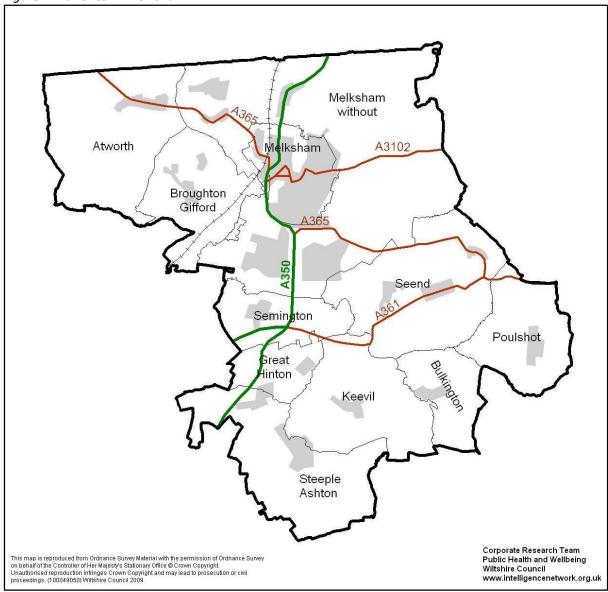
- Seend
- Great Hinton
- Keevil
- Melksham
- Bulkington

The Wiltshire Core Strategy places settlements within the Melksham Area Board in the following hierarchical structure:

- Market Towns: Melksham
- Large Villages: Atworth, Seend, Semington, Shaw / Whitley and Steeple Ashton
- **Small Villages:** Beanacre, Berryfield, Broughton Gifford, Bulkington, Keevil, Poulshot and Seend Cleeve.

Figure 1 below shows the area map of Melksham Area Board with parish boundaries and main transport routes mapped.

Figure 1: Parishes in Melksham



1.3 Melksham Market Town

The Melksham Community Area is located in western Wiltshire and contains the market town of Melksham, one of the larger towns in the county. Melksham benefits from strong links by road with the larger centres of Trowbridge and Chippenham and the regionally significant A350 runs through the town from north to south. There are a large number of historic buildings within Melksham, but the town centre is in need of re-generation and the retail offer has suffered for a number of years. Community and health facilities in Melksham are under pressure, with most GP surgeries at capacity, particularly to the west of the town.

Although Melksham has a relatively strong existing employment base, and has the capacity for future employment growth, there is a high degree of economic out-commuting. Large numbers of residents travel to work in the nearby larger centres of Trowbridge, Chippenham and Bath, as well as smaller centres such as Calne, Corsham and Devizes.

In the Wiltshire Core Strategy, Melksham is identified as having an important strategic employment role. It is located on the A350 and forms part of the key A350 employment growth area. The town has a reasonably broad economic base and has historically been able to attract large employers, however, currently a large number of jobs are provided by a single employer, which leaves the town vulnerable to mass job losses.

1.4 Population

Figure 2: Parishes and their populations in Melksham Area Board

Parish Name	Size (Ha)	Population
Melksham Without CP	2892.628	7230
Steeple Ashton CP	1025.029	935
Atworth CP	1114.029	1321
Broughton Gifford CP	658.045	851
Semington CP	422.324	930
Poulshot CP	620.55	370
Seend CP	1147.141	1132
Great Hinton CP	274.525	171
Keevil CP	845.578	441
Melksham CP	454.966	14677
Bulkington CP	392.56	285
11	9847.375	28343

As the table shows there is a total population of 28,343 inhabitants in Melksham, over half of which are in Melksham parish. The Area Board covers 9847 hectares of land.

1.5 Melksham Joint Strategic Assessment 2013-2015

The JSA provides local data about the area and plays a key role in ensuring informed decisions are made about the community. The data presented consists from a range of community level data and have contributed to the CAJSA for 2013- 2015.

The current CAJSA includes new chapters on culture and leisure giving a broader picture of the community. Updated population figures are included as well as a result of a local survey which asked residents about some of the most important issues facing the council and its partners.

Through the area boards is a growing level of community involvement in decision making and the information presented in the CAJSA will allow for focusing on creating healthy and vibrant communities. There are many opportunities to make the community stronger, including the community campus programme.

Key features within Melksham are;

 While there are 12 recreation fields and eight outdoor sports fields available in the rural settlements in the community area covered by the Rural Facilities Survey, seven of the 13 rural settlements have no outdoor sports fields. Making better use of land and natural resources.

1.6 Core Strategy in Melksham

A high level of residential development is already in proposed in Melksham, including a planned urban extension to the east of the town on land identified in the west Wiltshire district plan (2004). This planned development will go some way towards addressing the future affordable housing need in the town. The strategy for Melksham will be to ensure an appropriate and balanced mix of housing and employment growth is managed to provide contributions to town centre improvement and delivery of enhanced services in the town.

The constraints and issues highlighted in the Core Strategy in relation to Melksham include:

- improving Melksham's town centre is a priority and this should assist in improving the setting of the historic environment;
- any town plans should include consideration for how to best provide for the proposed new community campus for the town, which would offer a number of services and facilities, including leisure uses;
- any proposals for large format retail units should demonstrate how they would be integrated with and enhance the existing town centre businesses, incorporating high quality public realm and strong pedestrian linkages;
- the re-generation and improvement of existing employment sites, such as the Bowerhill Industrial Estate remains a priority and diversification of the employment base should be encouraged;
- developer contributions from future housing growth should help to deliver infrastructure necessary in the town;
- the proposed restoration of the Wilts and Berks Canal will provide an opportunity to promote tourism and provide linkages with the nearby Kennet and Avon Canal, an important leisure corridor;
- opportunities to enhance the riverside area in Melksham as an important leisure corridor could be integrated into plans for the canal and any re-generation, and;
- public transport improvements are essential.

Particularly important to improving the green infrastructure in Melksham is the proposed Melksham link project. This project would provide a canal link to the south-west of Melksham between the Kennet and Avon canal and the river Avon, and to the north-east of Melksham between the river Avon and the historic alignment of the Wilts and Berks canal. The project would provide a significant opportunity to improve the green infrastructure in the community area and provide a welcome boost to tourism, re-generation and the local economy.

The canal project and the link to the river Avon could particularly assist with the re-generation of Melksham town centre. The proposed route would be protected using the same approach as that for safeguarding historic canal alignments, as set out in **Core Policy 53** (Wilts and Berks and Thames and Severn canals).

1.7 Development Potential

New housing targets for the Melksham Area Board as identified in the Wiltshire Core Strategy are as follows:

Figure 3: Delivery of Housing (2006-2026) Melksham Area Board

	Requirement 2006-26	Housing alre for	ady provided	Housing to be identified		
			Specific permitted sites	Strategic sites	Remainder to be identified	
Melksham Town ¹⁴	2,240	1,239	390	0	611	
Remainder	130	69	10	0	51	
Community Area Total	2,370	1,308	400	0	662	

The following principal employment areas will be supported in accordance with core policy 35: Bowerhill industrial estate, Hampton Business Park, Avonside Enterprise Park, intercity industrial estate, upside Business Park, Challeymead Business Park and Bradford road employment area.

Over the plan period (2006-2026) 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Hampton Business Park	Saved West Wiltshire District	Up to 6 hectares
	Plan Allocation	

Over the plan period at approximately, 2,370 new homes will be provided of which about 2,240 should occur at Melksham. Approximately 130 homes will be provided in the rest of the community area growth in Melksham community area. Over the plan period may consist of a range of sites in accordance with cores policy 1 and 2

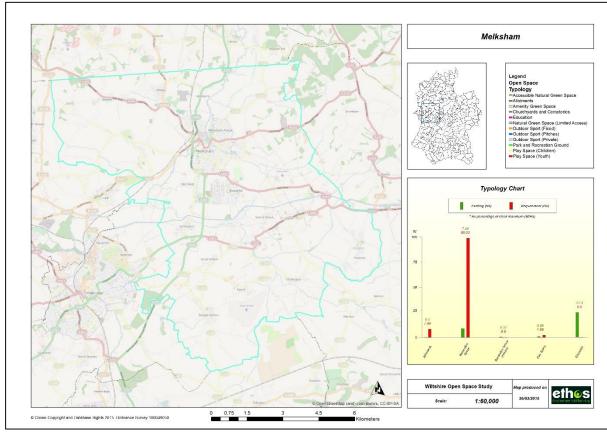
Development proposals in the Melksham community area board will need to demonstrate how the relevant issues and considerations will be addressed.

Melksham link project

The proposed Melksham link project would provide a canal link to the south west of Melksham between the Kennett and Avon canal and the river Avon, and to the north east of Melksham between the river Avon and the historic alignment of the wits and berks canal. The project provides a significant opportunity to improve the green infrastructure in the community area and provide a welcome boost to tourism, regeneration and the local economy. It also offers an opportunity to promote sustainable transport through the provision of walking and cycling routes including providing linkages between Semington and Berryfield and Melksham town centre. The canal project and the link to the river Avon could particularly assist with the regeneration of Melksham town centre, and this is something

which should be considered further through a "town plan" or similar document. The proposed route will be protected using the same approach as that for safeguarding historic canal alignments , as set out in core policy 53 (Wilts and Berks and Thames and Severn canals). Canals proposals along this route will need to demonstrate that particular concerns around water abstraction, water quality, and biodiversity and flood risk have been fully addressed, and that adequate facilities for sewage disposal and waste collection will be provided. Canal proposals must also have a regard to the status and objectives of the river Avon, as set out in the Severn River basin management plan (2009) prepared under the Water Framework Directive.

2.0 Map of Community Area Board



3.0 Quantity of Open Space

3.1 Introduction

The figures for 'Park and Recreation Ground (combined)' comprise the sum of the following typologies:

- Park and Recreation Ground;
- Outdoor Sports Space (Pitches);
- Outdoor Sports Space (Other);
- Outdoor Sports Space (Private).

It is the 'combined' figure that is used for the purpose of analysing quantity, as such it is only this figure where required provision and supply is relevant. Figures have been provided for the individual typologies which make up the combined figure for information only, however, there is no supply assessment for these, hence an 'NA' (Not Applicable) is provided. Existing quantity figures are also provided for a number of typologies where there are no standards, as such these also do not show figures for required provision (a figure of 0.00 is provided) and supply is 'NA', these typologies are:

- Education;
- Churchyard and Cemetery.

3.2 Urban Area Analysis

Table 1 Provision in Melksham

	Existing	Existing	Required	Required			
	Provision	Provision	Provision	Provision		Supply	Sufficiency of
Typology	(Ha)	(Ha/1000)	(Ha)	(Ha/1000)	Supply (Ha)	(Ha/1000)	provision
Allotments	3.20	0.15	4.38	0.20	-1.18	-0.05	UNDER SUPPLY
Amenity Green Space	29.72	1.36	32.86	1.50	-3.14	-0.14	UNDER SUPPLY
Park and Recreation							
Ground (combined)	27.70	1.26	26.29	1.20	1.41	0.06	SUFFICIENT SUPPLY
Park and Recreation							
Ground	15.40	0.70	26.29	1.20	-10.89	-0.50	N/A
Outdoor Sport							
(Pitches)	5.10	0.23	0.00	0.00	5.10	0.23	N/A
Outdoor Sport (Fixed)	0.83	0.04	0.00	0.00	0.83	0.04	N/A
Outdoor Sport							
(Private)	6.37	0.29	0.00	0.00	6.37	0.29	N/A
Play Space (Children)	0.95	0.04	1.10	0.05	-0.15	-0.01	UNDER SUPPLY
Play Space (Youth)	0.45	0.02	0.44	0.02	0.01	0.00	SUFFICIENT SUPPLY
Education	21.16	0.97	0.00	0.00	21.16	0.97	N/A
Churchyards and							
Cemeteries	3.04	0.14	0.00	0.00	3.04	0.14	N/A

3.3 Rural Area Analysis

Table 2 Provision across the Community Area Board (Rural Area)

	Existing	Existing	Required	Required			
	Provision	Provision	Provision	Provision		Supply	Sufficiency of
Typology	(Ha)	(Ha/1000)	(Ha)	(Ha/1000)	Supply (Ha)	(Ha/1000)	provision
Allotments	0.00	0.00	1.61	0.25	-1.61	-0.25	UNDER SUPPLY
Recreation Space							
(public and private)	7.75	1.21	19.31	3.00	-11.56	-1.79	UNDER SUPPLY
Recreation Space	7.44	1.16	19.31	3.00	-11.87	-1.84	N/A
Recreation Space							
(Private)	0.31	0.05	0.00	0.00	0.31	0.05	N/A
							SUFFICIENT
Play Space	0.58	0.09	0.45	0.07	0.13	0.02	SUPPLY
Education	21.30	3.31	0.00	0.00	21.30	3.31	N/A
Churchyards and							
Cemeteries	3.18	0.49	0.00	0.00	3.18	0.49	N/A

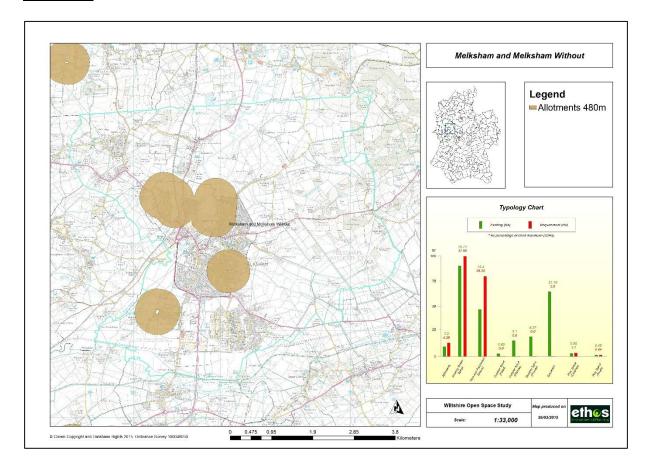
Table 3 Summary of requirements (hectares) for each parish in rural area

		,	, ,	Recreation			Churchyards	Accessible	Natural
			Recreation	Space			and	Natural Green	Green
PARISH	CAB	Allotments	Space	(Private)	Play Space	Education	Cemeteries	Space	Space
AldbourneCP	Marlborough	-0.20	-0.08	0.00	0.01	0.78	0.76	0.59	0.00
AveburyCP	Marlborough	-0.13	-1.51	0.00	-0.03	0.00	0.53	222.67	0.00
BaydonCP	Marlborough	-0.17	-1.94	0.00	-0.04	0.51	0.17	0.00	0.00
BerwickBassettCP	Marlborough	-0.01	-0.13	0.00	0.00	0.00	0.36	5.76	0.85
BroadHintonCP	Marlborough	-0.16	-1.73	2.06	-0.05	0.27	0.68	0.00	0.00
ChiltonFoliatCP	Marlborough	-0.09	-0.02	0.00	-0.01	0.29	0.67	0.00	0.00
EastertonCP	Marlborough	-0.13	0.12	0.00	0.01	0.00	0.12	0.00	0.00
FroxfieldCP	Marlborough	-0.10	-0.89	0.00	-0.03	0.00	0.37	0.00	0.00
FyfieldCP	Marlborough	-0.05	-0.58	0.00	0.07	0.00	0.18	616.61	0.00
MildenhallCP	Marlborough	-0.12	3.03	0.00	0.17	0.00	0.33	14.81	0.00
OgbourneStAndre									
wCP	Marlborough	-0.10	-1.25	0.00	-0.03	0.00	0.41	13.32	0.00
OgbourneStGeorge									
CP	Marlborough	-0.12	-1.10	0.00	-0.03	0.26	0.45	0.00	0.00
PreshuteCP	Marlborough	-0.05	-0.58	63.56	-0.01	14.48	0.00	376.24	0.00
RamsburyCP	Marlborough	-0.50	0.09	0.00	-0.01	0.71	1.19	0.00	0.00
SavernakeCP	Marlborough	-0.07	1.64	0.00	-0.02	5.74	0.26	63.41	0.00
WestOvertonCP	Marlborough	-0.16	-1.13	0.89	0.04	0.15	0.44	623.80	0.00
WinterbourneBass									
ettCP	Marlborough	-0.04	-0.48	0.00	-0.01	0.00	0.37	5.76	0.00
WinterbourneMon									
ktonCP	Marlborough	-0.04	-0.48	0.00	-0.01	0.00	0.00	0.00	0.00

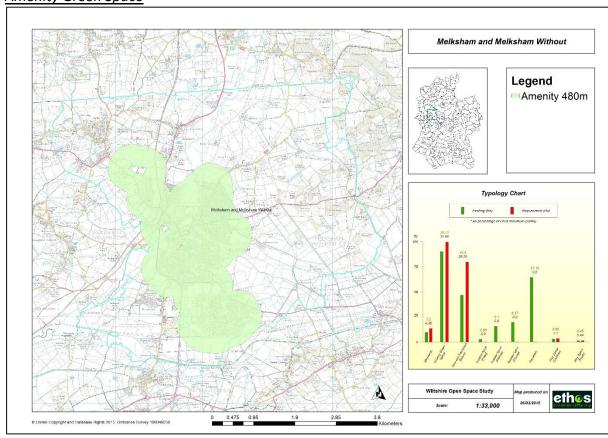
4.0 Access Analysis

4.1 Access to open space in urban areas

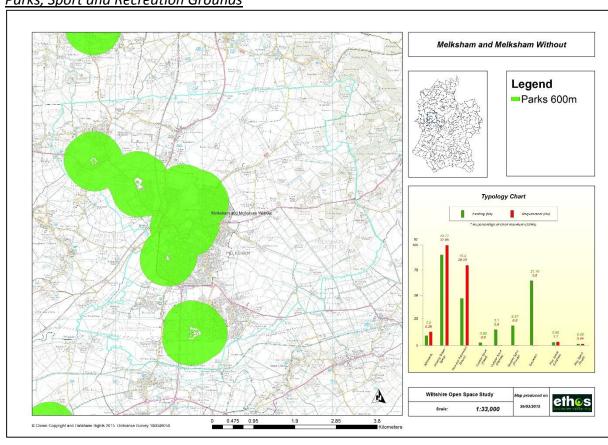
<u>Allotments</u>



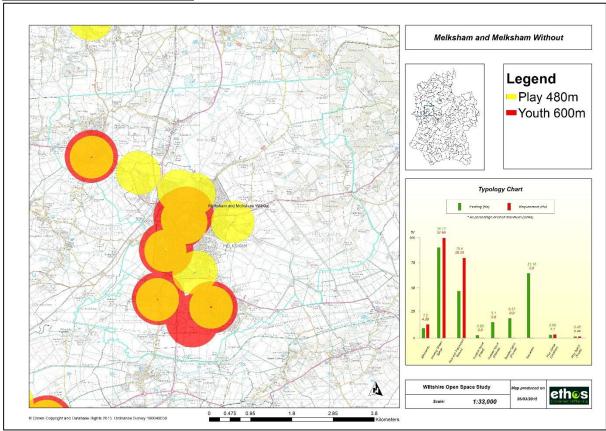
Amenity Green Space



Parks, Sport and Recreation Grounds



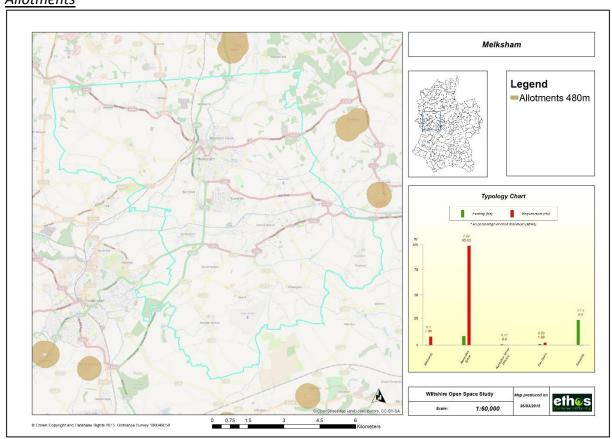
Play Space (Children & Youth)



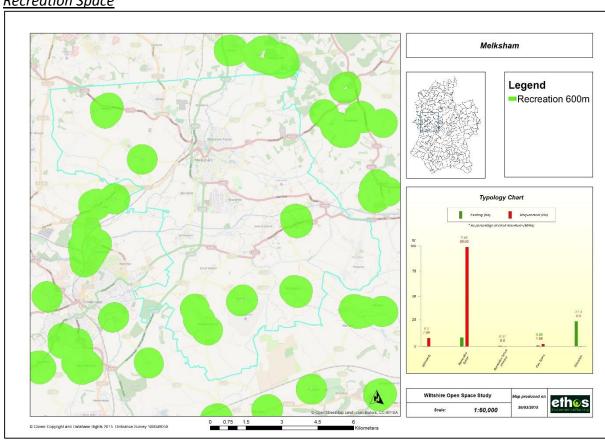
4.2 Access to open space in rural areas of Community Area Board

The following maps show access to different typologies of open space within the rural areas of the community area boards. Due to the scale of the areas, the maps are intended to be indicative. Maps have been produced for each of the parishes for each typology, and these are held in a separate database for reference for assessment of individual parishes as required.

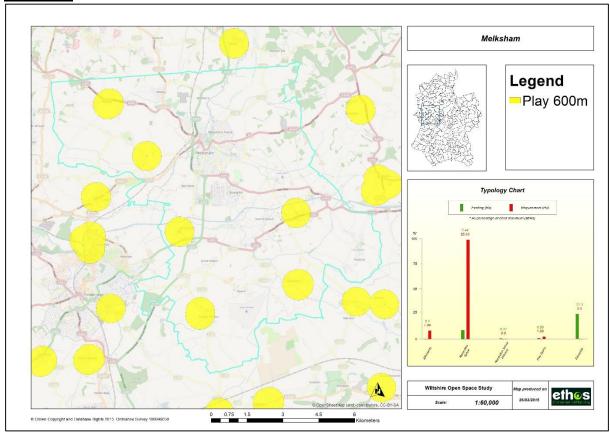
<u>Allotments</u>



Recreation Space



Play Space



5.0 Quality

5.1 Park and Recreation Grounds

King George V Park is a large park and recreation ground in Melksham town centre. There is a lot of play equipment for children of all ages including a mixed toddler/junior play space, paddling pool (dry at time of survey), climbing apparatus, zip line, MUGA and floodlit skate park. All the equipment appears well used, is in good condition and has a high value for play. The fencing around the MUGA is slightly damaged with wire sticking out in places and this needs repairing. Several of the signs lack maintenance, and are difficult to read and these should be cleaned or replaced. Although there are litter bins there is still some incidence of littering and an effort should be made to reduce this as well as dog fouling which is an issue. There is also a cricket pitch and football pitch and the football pitch suffers from poor drainage in places. However, overall the setting is good and the play equipment in original and interesting.

Hazelwood Play Area is a small park and recreation ground to the south of Melksham House. There is a children's play space with equipment suitable for juniors and toddlers mixed, including slide, swings, seesaw and climbing frame. Although the equipment is in good condition, it is dated and of low play value. There are missing panels from the fencing around the MUGA and the surface of the MUGA is rough. It is recommended that the MUGA is improved and dog bins are installed at the site.

Methuan Avenue Recreation Ground contains a junior football pitch, small children's play space with two pieces of equipment suitable for toddlers (swing and spring). Adjacent, there is a community centre with parking. The play space is very limited (with nothing for juniors or teens) and in need of revamping, as currently there are only two pieces of equipment and there is space for much more. It is recommended that new equipment should be installed that is suitable for toddlers and juniors and also there is some provision for teenagers. A welcome sign should be installed at the entrance to the site as currently there is just a large 'No Golf' sign which is not welcoming. Dog fouling is an issue; a large number of dogs use the site and there are no specific dog bins, and it is recommended that dog bins and signage is installed.

Riverside Drive Recreation Ground is a long strip of ground alongside the river with nice views and value for biodiversity. There is an informal junior football pitch, children's play area with equipment suitable for toddlers including slide, swing and seesaw, and an area of open space in the north with native trees and shrubs. The play space is very limited with no provision for juniors or teens, and the equipment is dated. It is recommended that additional equipment suitable for older children is installed and there is also space for a basketball hoop or similar. There is off-street parking and evidence that cars have driven from the parking area onto the grass used for informal football. It is recommended that bollards are installed by the parking area to prevent vehicles driving onto the site. An informal grass path runs alongside the river and in places it is extremely muddy. It is, therefore, recommended that a proper footpath surface is put in alongside the river, and there is potential to install a couple of benches looking over the river as well. Litter and dog fouling is an issue at the site and there is only one dog bin and two litter bins; it is suggested that more are installed.

Shaw Recreation Ground is located in the parish of Melksham Without and contains a senior football pitch, children's play space with equipment suitable for juniors and toddlers mixed, a MUGA in excellent condition and Shaw Village Hall is adjacent. Overall the site is well managed and the play space has high value for play. The senior football pitch requires improved drainage.

Atworth Recreation Ground is located in the parish of Atworth and contains children's play space with a range of equipment suitable for toddlers and juniors, tennis courts which require booking but are free to local under 18 year olds, senior and mini football pitches and a basketball hoop which is in good condition. It is recommended that a welcome sign with information for the local community is installed because currently there is just a large 'No Dogs' sign which is not welcoming.

Bowerhill Sports Fields is a complex of six football pitches (four senior and two mini) and a fenced MUGA which is in good condition. Despite a 'dogs on leads' sign, there were numerous dogs being exercised over the playing pitches and off the lead during the assessment and dog fouling is a major issue. More dog bins should be provided and a way to enforce dogs on leads should be brought in. The site currently lacks play for toddlers and juniors.

Seend Community Centre has a park and recreation ground with a children's play space with equipment (including tunnel, slides, swings, climbing net and climbing frame) suitable for toddlers and juniors mixed. There is a floodlit cricket pitch and private tennis courts which are

in excellent condition. There is a small amount of litter across the site and more bins should be installed.

Bulkington Playing Field is located in the parish of Bulkington and is a small site with a range of play equipment suitable for juniors and toddlers including zip line, big swing seat, tunnel, slide, Wendy house, climbing tower and a sensory garden. There is also a basketball hoop with a tarmac surface and a nice community notice board. The equipment is all in excellent condition and offer high play value. There is evidence of dog fouling despite dogs being excluded from the site by signage. The entrance is quite muddy and there is a scorch mark in the grass where a fire has been lit which requires attention.

Sandpits Lane Recreation Ground is located in the parish of Steeple Ashton and consists of two football pitches (junior and senior), a kick wall and basketball hoop for teens and play equipment for juniors (balance apparatus) and toddlers (swing and slide). There is a good notice board with evidence of community involvement as well as picnic benches with a nice view. The play equipment for toddlers and juniors is limited and dated and it is recommended that some new pieces of equipment are put in place.

5.2 Children's play space

Spring Meadows Play Area is located within the parish of Melksham and contains a fenced children's play space with equipment such as swings, slide, climbing frame, monkey bars and roundabout suitable for toddlers and juniors. There is no provision for teens at the site and this could be rectified. Although there is a small welcome sign, there is no notice board or information for the local community and it is recommended that a notice board is installed.

Berryfield Village Hall in the parish of Melksham Without and has a small children's play space with equipment suitable for toddlers and juniors mixed, a basketball hoop and football goal with a tarmac surface, teen shelter and an area of amenity grass. Overall the site is well managed.

Kestrel Court Play Area has a play area in a nice setting with mature trees and is well overlooked. The equipment in the children's play space is suitable for toddlers and there is currently no provision for juniors and teens. There is plenty of space within the play space and it is recommended that additional equipment, suitable for older children, is installed. Despite lots of litter bins, there is a lot of litter within the play space and the surrounding amenity grass, and efforts should be made to reduce the incidence of littering.

5.3 Private sports

Spencer Sport and Social Club is home to a private bowls club with two bowling greens as well as a social club with bingo, darts and skittles which can be hired out. The bowling greens appeared very well managed, however it was not possible to assess the quality of the buildings.

Melksham House is home to Melksham Town Football Club which has a private senior football pitch with spectator stands and floodlights. There are locked gates and fencing all around the

site and no public access. In addition, there is a rugby pitch used by Melksham rugby club, a cricket pitch used by Melksham Cricket Club, private bowling greens, private tennis courts and three grass tennis courts. A public footpath runs through the site giving access to rugby and cricket pitches. The site appears well managed.

Located off Campion Drive, Melksham is a senior football pitch known as the 'Hospital Pitch', which is a private pitch used by Melksham Town Football Club. There is no signage at this site so ownership and access to the site is unclear. There are no goal posts and mud around the goal area. In addition, the tall site perimeter fencing has a hole cut into it at the northern end which gives unofficial access to the site. It is extremely muddy around this hole, showing that it is regularly used.

5.4 Amenity open space

There is one large area of amenity open space in the Melksham Without parish which has potential for improvement (Ethos ID MELK-MEWI-0007-0000). The site is currently just an area of amenity grass, however there is potential to construct a children's play space, facilities for teenagers and potentially a junior football pitch at this site. The site is currently well overlooked by neighbouring houses, has numerous entry points and lots of litter bins and would be an ideal location for a new park and recreation ground.

6.0 Priorities for the area

This section draws on the analysis of quality, quantity and access within this area profile and highlights a number of key issues and priorities, and makes recommendations, where appropriate of how these may be addressed. It is intended that this information would be used as the starting point to inform other strategies, neighbourhood plans which could be taken forward by the Council, Town/Parish Council or the local community.

Issues	Recommendation	Who
 Allotments: In Melksham there is a under supply of allotments in both the urban and rural areas. Access to allotments within Melksham is poor with a large part of the urban area having poor access. 	With approximately 1300 dwellings planned for this area there is opportunity for providing additional facilities through new development to meet shortfalls in the area. Consideration should also be given to encouraging community growing areas and/or community orchards in existing open spaces.	Wiltshire Council Planning Developers Local Community Town and Parish Council's
Amenity Green Space:	Again, on site provision of amenity	Wiltshire Council
 Within Melksham the access to amenity green spaces is good with majority of the urban area having 	green space should be sought through new development in areas of under provision.	Planning Developers
 access. However, Melksham area board has an under supply of amenity green space. 		Town Council

Park & Recreation Grounds:	With good provision within	Wiltshire Council
• There is a sufficient supply of	Melksham itself, the key priorities	Planning/
recreational grounds within the	are to maintain and improve the	Economic
urban area with good access.	quality of existing provision.	Development/Op
Within the rural area there is an		en Spaces
under supply of recreational	Where opportunities arise, new	
facilities.	provision in parishes with an	
• A number of facilities have potential	identified under supply should be	Developers
for improvement (see section 5).	sought (although with limited	
	development in these areas,	Town Council
	opportunities may be limited).	
Children and Youth Facilities:	Where development opportunities	Wiltshire Council
• There is an under supply of	arise, new on site provision should	Planning
children's play spaces within	be sought.	
Melksham urban area. Youth		
provision is sufficient.	The priority should be for fewer,	
Access within the urban area is good	larger and higher quality play	
with a small gap for children's	spaces as opposed to a proliferation	
facilities in the centre. This gap is	of smaller play spaces.	
slightly larger with youth facilities in		
north		