

04 | Design



The following section sets out the broad design principles of the proposals and the rationale behind the design decisions under the following headings:

- Layout
- Quantum & Scale (density & height)
- Access and Movement
- Landscape
- Appearance
- Sustainability Strategy

4.1 LAYOUT

Parameter Plans

A Composite Parameter Plan has been prepared to identify the key aspects of the development proposal.

It covers the key development areas proposed for housing and Green Infrastructure areas, structural landscape buffers and key highway linkages.

A Heights Parameter Plan has also been produced to identify the key envelopes for massing on the Site.

In the following section, an Illustrative Masterplan has been prepared to show how the Site could be developed within the parameters proposed to achieve a characterful scheme which meets Policy CP57.

	Application Site Boundary		Application includes land within adopted highway at Sandridge Common for junction formation		Existing watercourse (retained)
	Proposed All Modes Access from Sandridge Common		GI Uses within Consented Blackmore Farm Site which fall within Application Boundary to deliver highway links		Existing trees & hedgerows & associated ditches (retained)
	Proposed Vehicle Access route across consented Blackmore Farm site		Green Infrastructure & Linking Highway Land - inc POS & Play Spaces, natural landscape, hedgerows, allotments / orchards, woodland, SUDS, existing watercourse & ditches, drainage infrastructure inc. foul water pump station, electrical substations & short highway connections across GI corridors		Proposed breaks in hedgerows for connections (road/paths/utilities)
	Proposed Pedestrian and Cycle link with consented Blackmore Farm pedestrian / cyclepath		Zones for Highway Infrastructure across GI corridors to connect between development areas		Existing breaks in hedgerows use for connections (road/paths/utilities)
	Proposed All Mode access into highway network of consented Blackmore Farm site		Structural Landscaping Areas (15 - 20m depth)		Existing culvert locations used for new pathway links over watercourse
	Proposed All Mode access into highway network of consented Blackmore Farm site		Structural Landscaping Areas (10m depth)		Existing deciduous woodland (off site - dashed line denotes 10m offset)
	Proposed pedestrian connection to Bridleway MELW40		Structural landscape planting		Consented Blackmore Farm Site
	Proposed Residential Development Land inc. highways and incidental spaces / GI verges / parking				Existing PRoW / Bridleway remain in-situ



Figure 4.03: Composite Parameter Plan

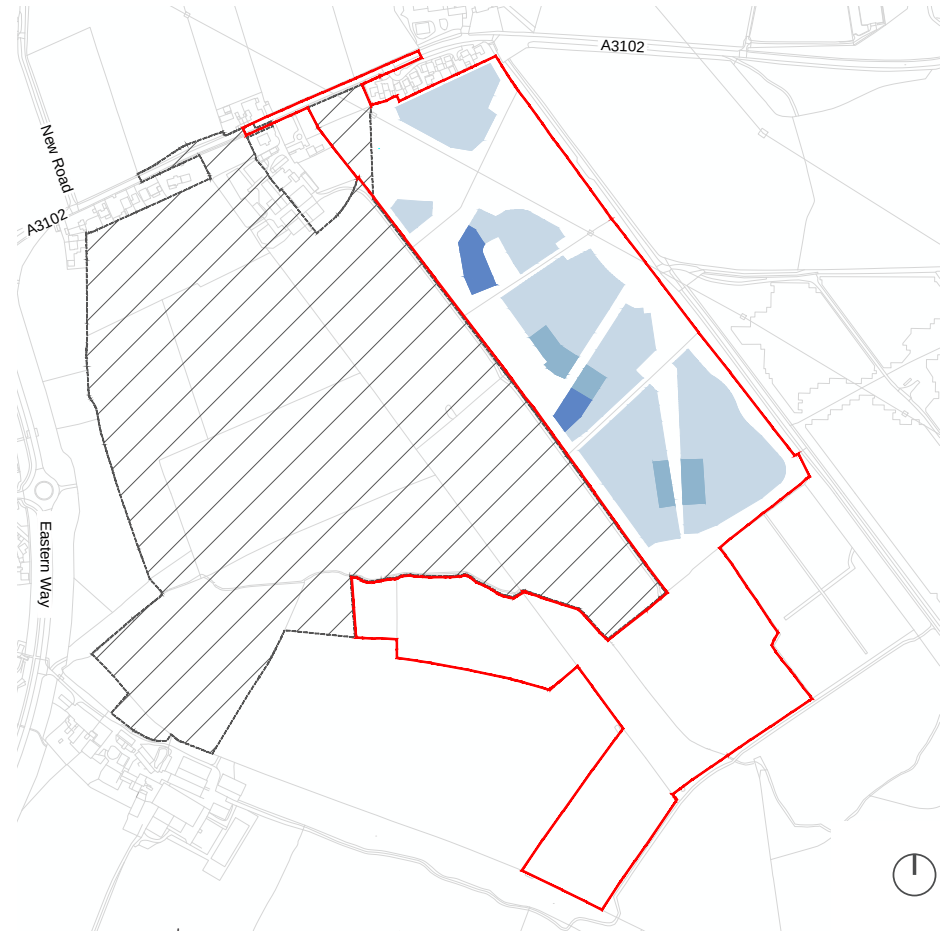


Figure 4.04: Heights Parameter Plan

HEIGHTS KEY

Maximum Development Height Parameters

- Development up to 2 storey or lower acceptable
2 storey = Where Ridge Height may be up to 10.0m above existing ground levels to allow for localised changes in ground levels during construction
- Development up to 2.5 storeys or lower acceptable
2.5 storey = FFL to Ridge Height of 11.5m above existing ground levels to allow for localised changes in ground levels during construction
- Development up to 3 storeys or lower acceptable
3 storey = FFL to Ridge Height of 12.9m above existing ground levels to allow for localised changes in ground levels during construction
- Application Site Boundary
- Consented Blackmore Farm Site

04 | Design

4.1 LAYOUT

Illustrative Masterplan

The Illustrative Masterplan shows how the place-making concept and the key parameters set by the Parameter Plans can be applied to the Site.

The development proposes up to **275 new dwellings**, with associated access, infrastructure and landscaping. The development proposal comprises three main open spaces:

- **An extension to the Clackers Valley Park** as proposed by the consented scheme to the west - natural open space alongside the stream, combining woodland planting, water management measures and habitat enhancement as accessible greenspace;
- **An Eastern GI corridor** - a sequence of spaces connecting up from the Clackers Valley Park, through to the bridleway, which will include destination play areas and allotments; and
- **East Green** - an extensive natural open space safeguarding the overhead pylon route and the context of the Listed Blackmore House.



Access from Sandridge Common via a new T-junction across part of the consented site to the west.



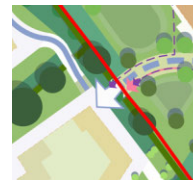
Pedestrian access to the bridleway MELW40.



New foot and cycle and vehicle links into the consented site to the west.



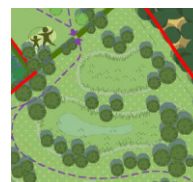
New layers of boundary planting to enhance existing edges.



New foot and cycle and vehicle links into the consented site to the west.



Destination play space sited within the Eastern Green POS.



SuDs features incorporated into the Clackers Valley Park and along the western boundary.



New homes located along main route through site.



Proposed allotments within the eastern GI corridor.



New woodland planting in Clackers Valley Park.



Figure 4.05: (Right) Illustrative Masterplan proposal



04 | Design

4.1 LAYOUT



*Note - Different areas are modelled with a greater or lesser degree of detail depending on whether they form a key frontage or not.
The consented scheme has been modelled with the masterplan blocks which were consented in the Outline application

Land Use Strategy

The development proposes residential uses. They are arranged in a linear expansion primarily along a central street, parallel to the consented development site next door.

In the north of the site, the overhead cables, proximity to Blackmore House and the retained water main create a looser, dispersed block arrangement, with large areas of GI softening development into the landscape.

In the south of the site, the lower field is set behind taller hedges already and contained by the Eight Acre Plantation (beyond which is the solar farm) so the development footprint is expanded to make best use of the available land.

The site sits within 600m of the Community Hall (1) and Primary School (2) site proposed by the consented site to the west. The consented site also proposed employment uses which are sited in the southwest corner within a walkable or cycleable distance.

Figure 4.07: (Left) Indicative 3D illustration of how the scheme could develop east of the consented Blackmore Farm scheme



Figure 4.06: Illustrative Masterplan Development Strategy

04 | Design

4.1 LAYOUT

Constraints / Protected assets

Built development is proposed in areas of the Site where site constraints do not preclude it and key assets are protected.

Existing Trees and Hedgerows

Existing trees and hedgerows are to be retained as far as possible (including root protection zones), as well as respecting an offset to the 8 Acre Plantation adjacent to the Site in the south. Development alongside existing trees may place them in areas to the rear or side of homes but buildings and any excavation will be outside of their RPZs and significant shading.

Tree and hedgerow losses will be minimised to being where necessary for new connections, with localised narrowing where appropriate to ensure tree canopy connectivity overhead for dark bat flight routes in particular.

Existing Watercourse / Surface water

The existing tributary of the Clackers Brook is retained within the proposed extension to the Clackers Valley Park. This will be natural open space, which is managed for wildlife value, surface water management and as accessible open space for informal recreation. The watercourse will be managed and enhanced for ecological benefits.

The surface water risk route from the north through the site will be integrated into the GI of the Site. The drainage consultant has advised that, with drainage management of the site, it will be able to be managed.

Furthermore, development will capture rainfall on the Site and manage the way it reaches the watercourse to minimise risk from surface water run-off.

Overhead Power Lines and Water Main

The overhead power lines in the north of the Site have been shown retained in-situ with new open space provided beneath. The water main is shown within a 15m wide GI easement.



Figure 4.08: Parameter Plan showing GI corridors set aside for hedgerow / tree retention, surface water risk mapping, overhead power lines, water main easement and SUDs basins

Blackmore House Listed Building

It is proposed to respond to the proximity of the Grade II listed Blackmore House to the Site and reduce the potential impact on its setting. The house sits behind existing hedges and outbuildings when seen from the site. The upper floor / roof of the farmhouse is also visible when seen from the adjacent bridlemway. The consented site already proposes new orchard planting immediately alongside the farmhouse boundary, separating it from the proposed cyclepath which is routed to connect to Sandridge Common.

This application therefore proposes to retain informal open space to the east of the farmhouse property. This space (East Green) has been created partially overlapping with the easement corridor created by the overhead powerlines. It will be characterised with new SUDs and hedgerow planting, plus tree / shrub planting where the overhead powerlines permit.

The space will be crossed by the proposed access link from Sandridge Common, but this could be laid alongside a new hedgerow to filter its visibility.



Figure 4.09: Indicative 3D image of the East Green space and the views to Blackmore House from the bridlemway. See overleaf for additional graphics from points 1, 2 and 3

04 | Design

4.1 LAYOUT

Constraints / Protected assets

NB - These are artistic representations, not verified views, but are modelled to scale within a 3D terrain.

Views to Blackmore House Listed Building

It is proposed that a number of views from the brideway to the listed Blackmore House will be maintained across the proposed open space.

Two locations in particular were considered with the heritage and landscape consultants to test a north-westward outlook towards the House.

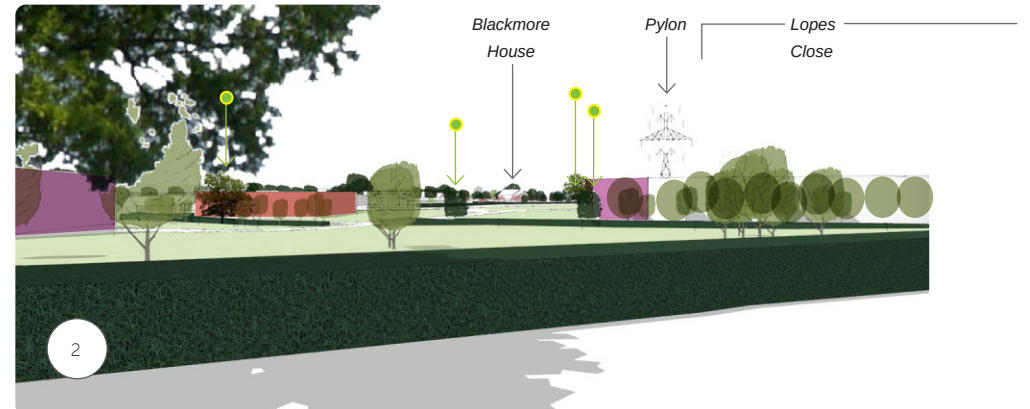
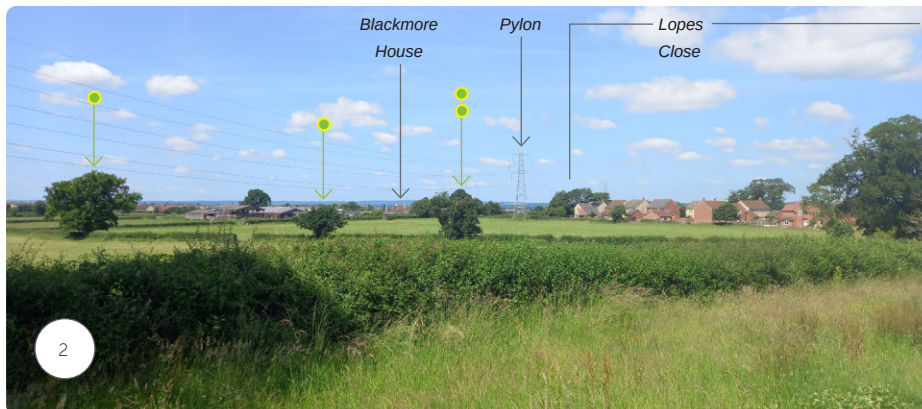
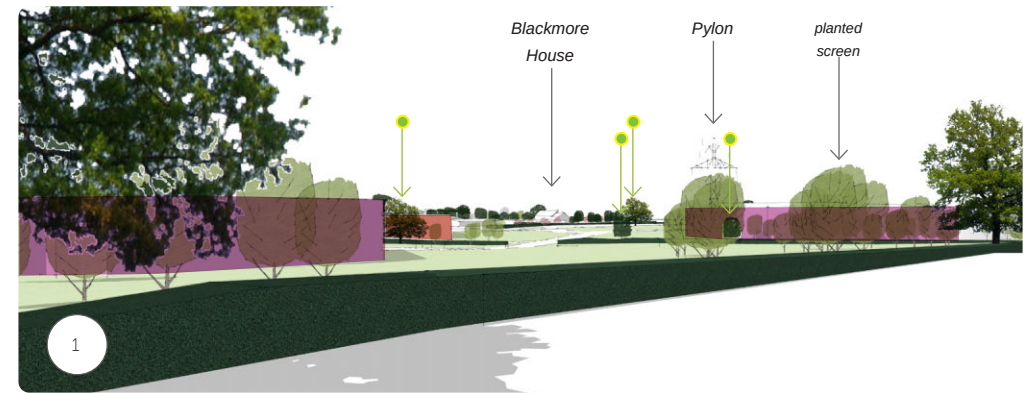
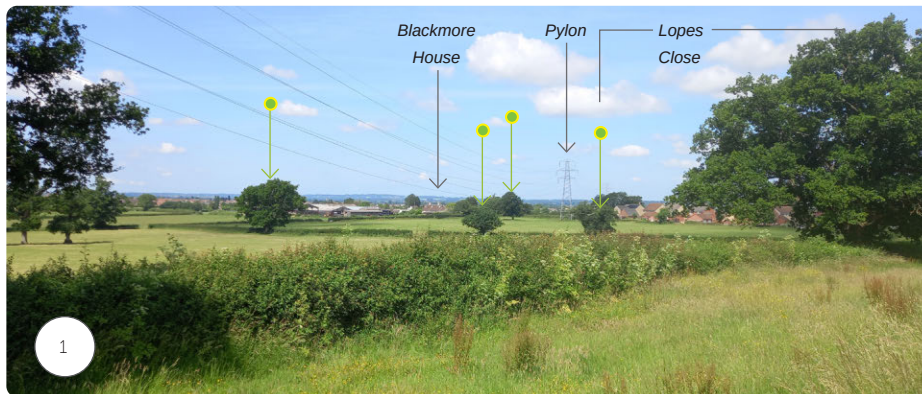
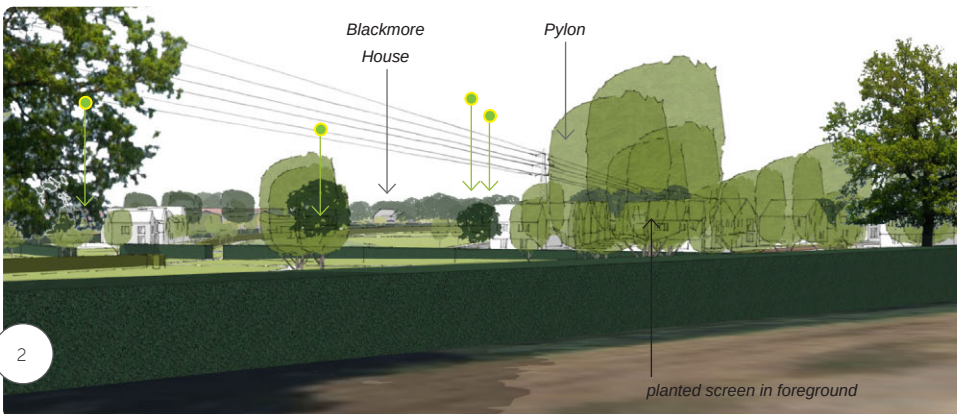
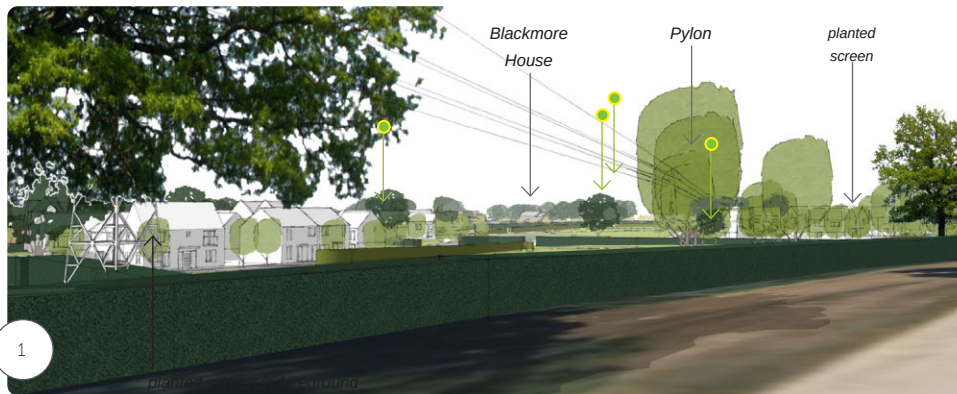


Figure 4.10: Indicative 3D images to test two views which would be gained from the brideway towards Blackmore House (see previous page for locations 1 & 2.)

These were indicatively viewed by the consultant team in 3D, to review what may potentially be retained in the views. Planting at this stage was sketched in.



These two views have been refined and are indicatively shown below, with new planting to retain views north-westwards towards Blackmore House. A third view has also been extracted and shown below right.

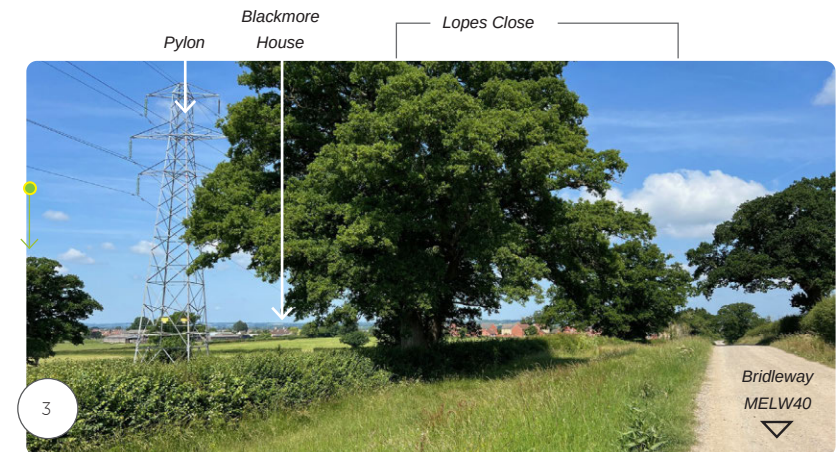


Figure 4.11: Indicative 3D image 3 to visualise a third view from the bridleway towards Blackmore House (see previous page for location 3)

04 | Design

4.1 LAYOUT

Illustrative Spatial Structure

Grids, Nodes and Corridors for Movement

The Illustrative Masterplan demonstrates how the development footprint can be structured using a loose grid. Such a grid can respond to the orthogonal hedgerow structure and drainage requirements to make efficient parcels, with nodal points at key green and blue connections. A grid can be laid out within this network, with different axis performing as movement corridors.

- Existing Hedgerow Grid ———
- Existing Local Road Network - - -
- PRoW / Bridleway Grid ———
- Existing watercourse route ———
- SUDs Corridor - - -
- Development Grid - - -
- GI Nodal points ○
- Urban Nodal points ○
- New GI Grid - - -
- Development Primary Highway Corridors ———
- Development Secondary Highway Corridors ———
- Cycle Corridors (with Pedestrian Links) ———



Figure 4.12: Illustrative Spatial Structure diagram (Grids, Nodes and Corridors for Movement)





Figure 4.13: Illustrative Frontage Definition and Legibility diagram

Frontage Definition and Legibility

The spatial grid can be defined further into primary frontages and filtering edges, with existing hedgerows reinforced into filtering landscape edges.

Urban frontages can be formed along streets and squares, whilst Green Frontages will define primary open spaces. An approach like this affords a high number of homes with a landscaped outlook and increased doorstep access to the site's GI.

All frontages are able to be orientated to provide roof orientation for solar gains.

Legibility Points can also be created to aid in the distinctiveness of the proposal for navigation around the Site. These can be locations where a view is terminated across spaces or along streets, or where choices about a direction of travel may be made. These legibility points may be highlighted by a building of particular character, scale or material to form a memorable visual marker / wayfinder mark for the scheme.

----- Filtering Landscape Edges

||||| Green Frontages

— Urban Frontages

— Tertiary lanes

★ Key Legibility Points

↔ Views and Vistas

↔ Aspect to the wider landscape

04 | Design

4.1 LAYOUT

Near Neighbours

The proposals have considered the relationship between the proposed development and existing homes at Lopes Close.

As noted, most of these homes look out rearwards towards the Site from behind an existing hedgerow or fenceline boundary. For ecology reasons, the Parameter Plans show a 6m wide zone along these boundaries to encompass any existing hedgerow footprints.

Housing is shown adjoining that corridor. The corridor will allow for new planting to be integrated between the two areas at RM stage, but the planting mix and siting of any larger trees species would be considered relative to each specific home at the time.

The Height Parameter Plan sets out that development in the areas to the rear of the existing homes should be two storeys or less. New homes could be placed so they back or side onto the boundary - but this detail can be agreed during the Reserved Matter stage to fix detailed distances for inter-visibility.

Existing Lopes Close Homes → ← New homes (side on)



Figure 4.15: Near Neighbours - Lopes Close

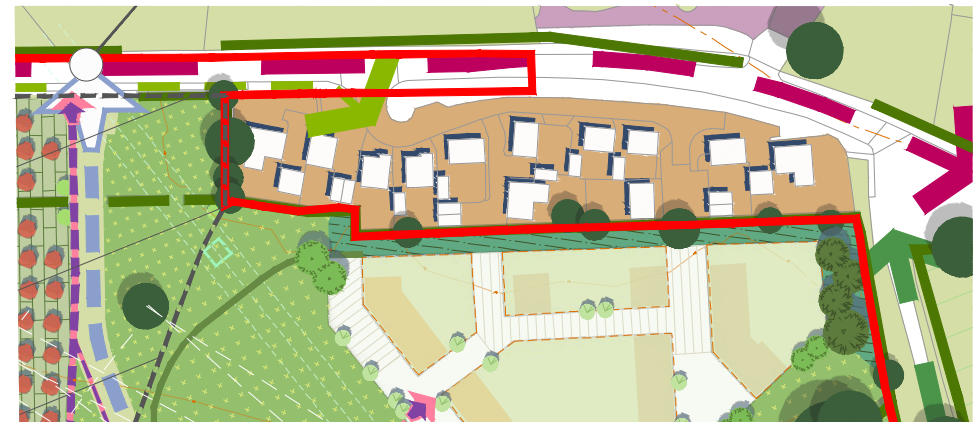


Figure 4.14: Extract from the Illustrative Masterplan (north rotated)



Figure 4.16: View to rear of Lopes Close

The indicative modelling undertaken to engage with Lopes Close residents has been revised prior to submission. This arrangement shows (subject to RMS) how homes could be set to the rear of homes to provide a greater set back between properties.

6m wide landscape buffer with a hedge and scattered trees / shrubs along boundary
Existing pylon and overhead cables



Tree and hedge shown in aerial photo no longer exist

Existing hedge and trees

Existing veteran tree

Figure 4.17: Indicative housing to rear of Lopes Close

04 | Design

4.1 LAYOUT

Near Neighbours

Indicative 3D modelling to show possible context, subject to Reserved Matter Applications.



View 1



Figure 4.1B: Indicative housing to rear of Lopes Close



View 2

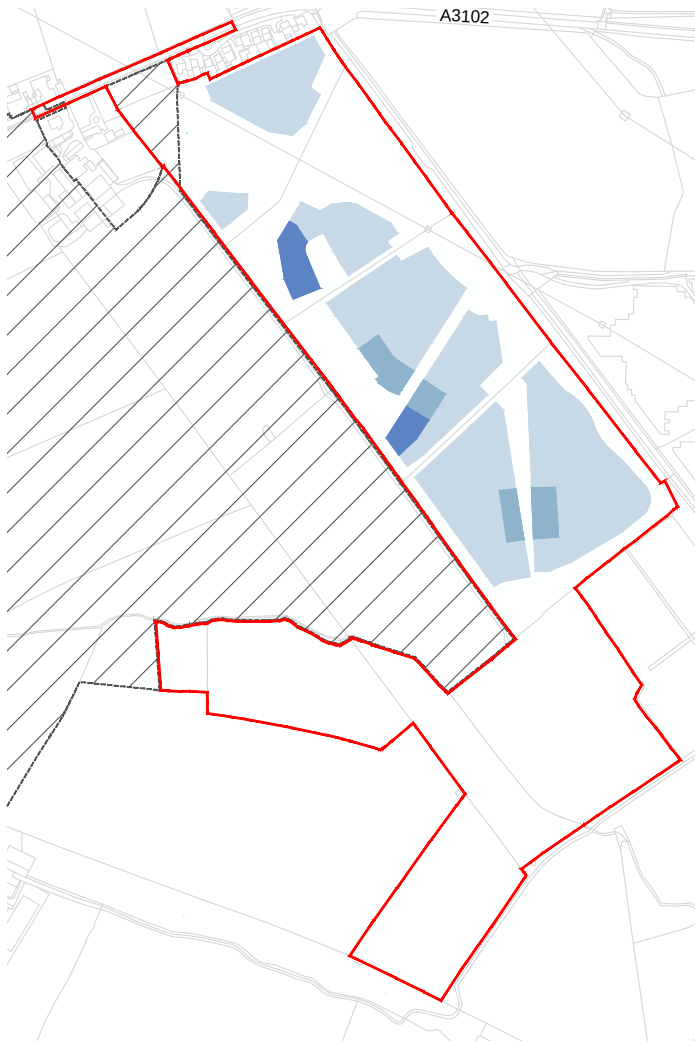
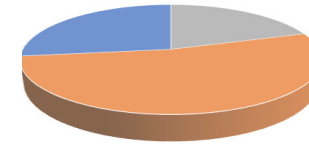


Figure 4.19: Heights Parameter Plan

Maximum Development Height Parameters

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2.5 storey = FFL to Ridge Height of 11.5m above existing ground levels to allow for localised changes in ground levels during construction
- Development up to 3 storeys or lower acceptable
3 storey = FFL to Ridge Height of 12.9m above existing ground levels to allow for localised changes in ground levels during construction
- Application Site Boundary
- Consented Blackmore Farm Site



1 / 2 beds	= c. 27%
3 beds	= c. 53%
4 / 5 bed	= c. 20%

Figure 4.20: Indicative Mix

4.2 SCALE

Building Heights, Density Strategy & Mix

The Building Heights Parameter Plan sets limitations on massing regards views to development from the bridleway, in the context of Blackmore House, to minimise amenity impact on immediate neighbours and respond to the consented site alongside.

Due to the relative gentle terrain of the site, the plan caters for predominantly 2 storey development with 2.5 or 3 storey buildings in a couple of limited locations. These are on the lower areas of the site to allow for taller key buildings along the primary route and for any apartments required in the mix. These are an upper height limit and, at Reserved Matter stages, the developer will be able to chose buildings in this area which are lower than the maximum envelopes stated, should that be preferred.

Density & Mix

An average development density has been set to allow scope for the RMs to respond to emerging benchmarks for housing design in the future such as the Wiltshire Design Guide

SPD, (which suggests standards for garden sizes for instance), and Melksham Design Guidelines, provided they fit within the heights envelope.

The average density of the site is stated as **36dph for 275 homes** across the parcel areas as hatched (see left). This is less dense than the consented site (38.9dph average), to provide an overall transition with adjoining farmland. The average allows for localised intensity in the lower parts of the site for apartment delivery and a lower density on the eastern, upper most parts of the site (see Character Pages at rear of DAS).

As an Outline Application, there is no set housing mix proposed at this stage. However, the site is able to accommodate a range of different sizes, types (including affordable homes) and styles to be able to deliver an attractive variety of accessible accommodation.

The final housing mix would be agreed with Officers at RM stage, however the site could deliver a breakdown similar to the Council's latest housing market assessment (see above data diagram).

04 | Design

4.2 SCALE

Building Heights, Density Strategy & Mix



Figure 4.21: Typical Section A-A east / west through the site from western boundary to existing PROW Bridleway



Figure 4.22: Section B-B through the proposed planted boundary in the south of the site with the adjacent existing PROW Bridleway



04 | Design

4.3 QUANTUM

Land Uses

The proposals make provision for up to 275 new homes and associated open space and infrastructure.

The gross land areas associated with the Composite Parameter Plan are set out below. More detailed information on the breakdown of the gross figure for POS is found on pages 62 / 63.

Fields marked A will form an extension to the wider accessible Clackers Valley Park.

Fields B and C will provide BNG credits, with a degree of access for walking, but will be managed for their ecological habitat value.

Figure 4.23: Associated Land Budget

[illegible]

GI includes:
Field(s) A = 5.38ha
Field B = 2.24ha
Field(s) C = 2.72ha



Figure 4.24: Composite Parameter Plan

Public Open Space

West Wiltshire Leisure & Recreation DPD Policy LP4 remains a saved policy for open spaces and recreational needs for new developments at Melksham.

Using this guidance, 275 homes x a household size of 2.32 (ONS 2018) = a 638 population for the Site.

The Site has a gross GI of 18.93ha (including highway connections) within which there is sufficient accessible open space to deliver the required 0.99ha+ of POS. (see pages 62 / 63 for additional details).

The policy seeks Public Open Space equivalent to:

0.10ha ~ Allotments	(1.5sqm per person)
0.03ha ~ Equipped Play	(0.5sqm per person)
0.77ha ~ Multi-Functional Greenspace (amenity & natural)	(12sqm per person)
0.02ha ~ Teenage Facilities	(0.25sqm per person)
0.08ha ~ Urban Parks	(1.3sqm per person)
0.99ha ~ TOTAL	

PLUS

0.64ha ~ Sport Pitches / Courts	(10sqm per person)
---------------------------------	--------------------

(An off-site contribution is proposed for sports provision to enhance the town's existing amenities - see Planning Statement for details).

Emerging Policy 84 in the draft Local Plan refers to the 2023 Wiltshire Open Space Assessment. For a population of 638 people, this document would require provision of 2.23ha of POS on site (assuming sport pitches [Parks & Recreation] are off-site) comprising:

- Allotments - 0.16ha,
- Equipped Play - 0.16ha,
- Teen Facilities - 0.19ha,
- Amenity Green Space - 0.57ha; and
- Natural Greenspace - 1.15ha.

(Should this policy be sought on the site then it can be seen that there is enough GI on site to meet this, subject to discussion).

04 | Design

4.4 ACCESS AND MOVEMENT

All Mode Vehicular Access Junctions

The Site will be accessed via a new T-Junction from Sandridge Common, situated between Blackmore House and Lopes Close. This location has already been consented as part of the application to the west, for a ped and cyclepath connection (which also serves as an emergency vehicle access too). It runs around the eastern flank of the Blackmore House with new orchard planting proposed between it and the property's hedgerow boundary.

It is proposed to leave the consented cyclepath in place and this application applies to construct additional highway on its eastern edge, up to Sandridge Common. The new highway corridor would then extend the cyclepath into the development site. Any hedgerow and grass habitat lost to the junction's implementation will be replaced with new planting within the scheme.

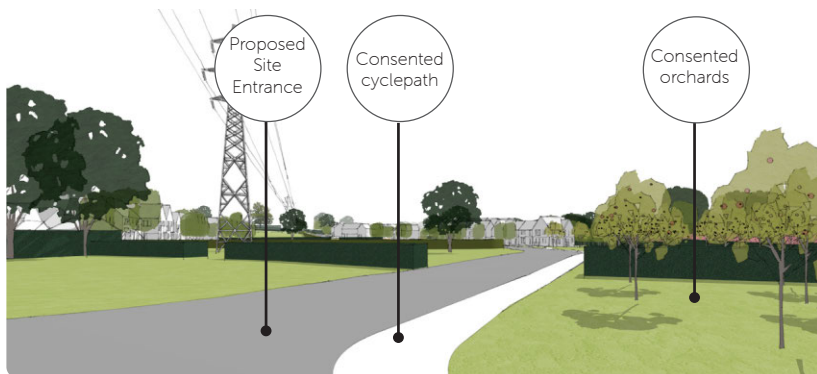


Figure 4.26: 3D illustration of the view into the site through the proposed Sandridge Common junction

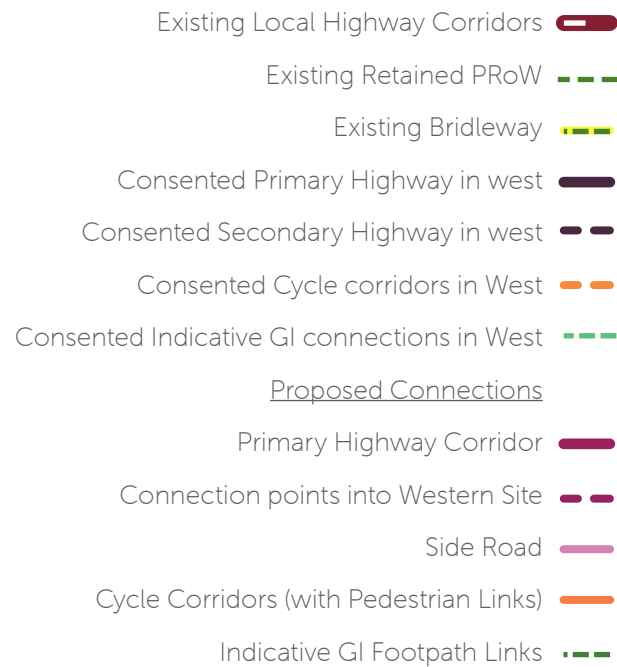


Figure 4.25: Illustrative Masterplan showing the access point proposed from Sandridge Common and the connection into the consented site to the west (see i-Transport proposed access drawings for details)

Connectivity with the consented site

It is proposed to make an all vehicle connection into the consented site at its northern end. A new bus service associated with the consented site could therefore be routed through here.

Within the southern part of the site, an all vehicle connection to the consented site is also proposed, maximising permeability for pedestrians and cycle connections, in particular those through to bridleway MELW41 at Snarlton Farm.



Site Highway Hierarchy

The Illustrative Masterplan's new road network can be designed with a hierarchy of routes to disperse volumes of traffic, minimise vehicle speeds and give priority to pedestrians and cyclists as far as possible. The Site's network will reflect relevant standards set by Wiltshire Council for highways and parking provision (final layout and details to be agreed at the time of a Reserved Matters submission).

A road hierarchy based on the Illustrative Masterplan is shown opposite as an example of how the Site may be accessed internally. This shows a primary corridor routed from the access into the Site from Sandridge Common, through the site and connecting into the consented site in the south. Secondary Side Roads, Tertiary Lanes and Parkside Edges then link off to serve housing clusters.



Figure 4.27: Illustrative Highway Hierarchy

04 | Design

4.4 ACCESS AND MOVEMENT

Site Highway Hierarchy

An indicative street structure for each route is shown opposite, but will be subject to Reserved Matters applications for their design.

1. Primary Highway Corridor
2. Side Streets
3. Tertiary Lanes
4. Parkside Edges

NB - Roof orientation will vary for solar panel mounting and some streets may see occasional taller buildings (ref Heights Parameter Plan)

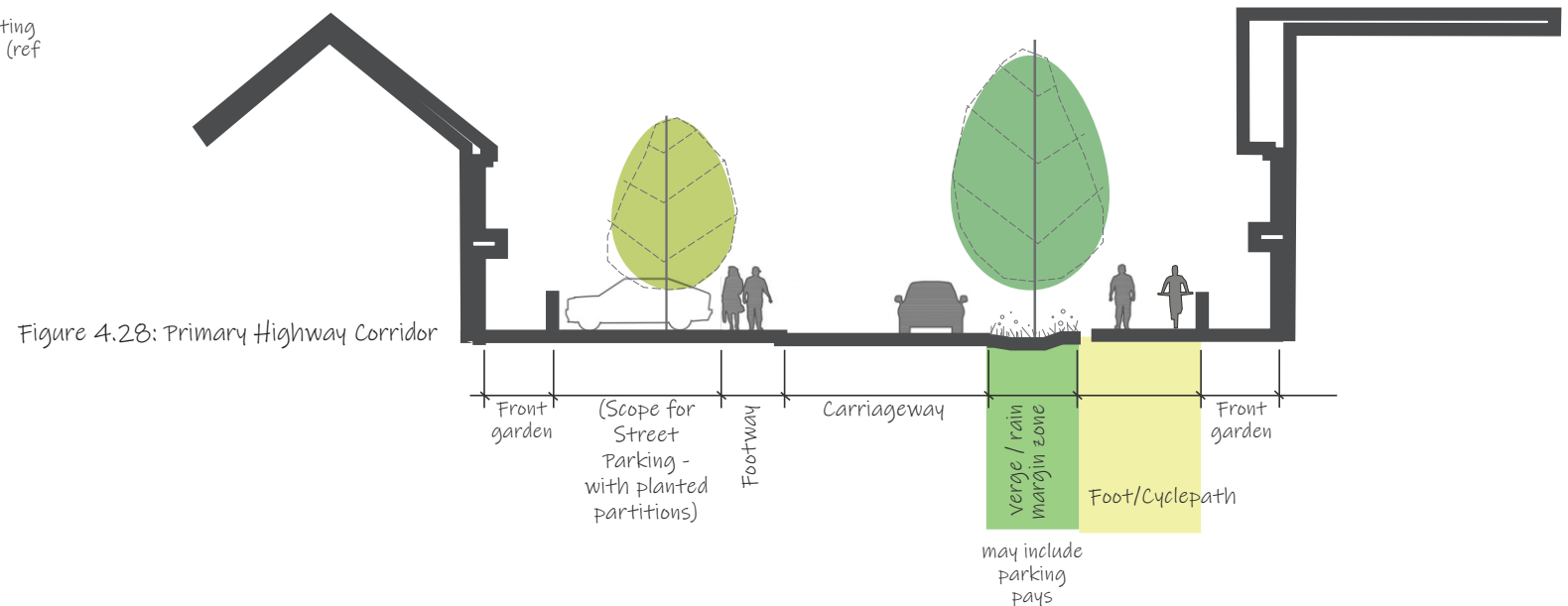
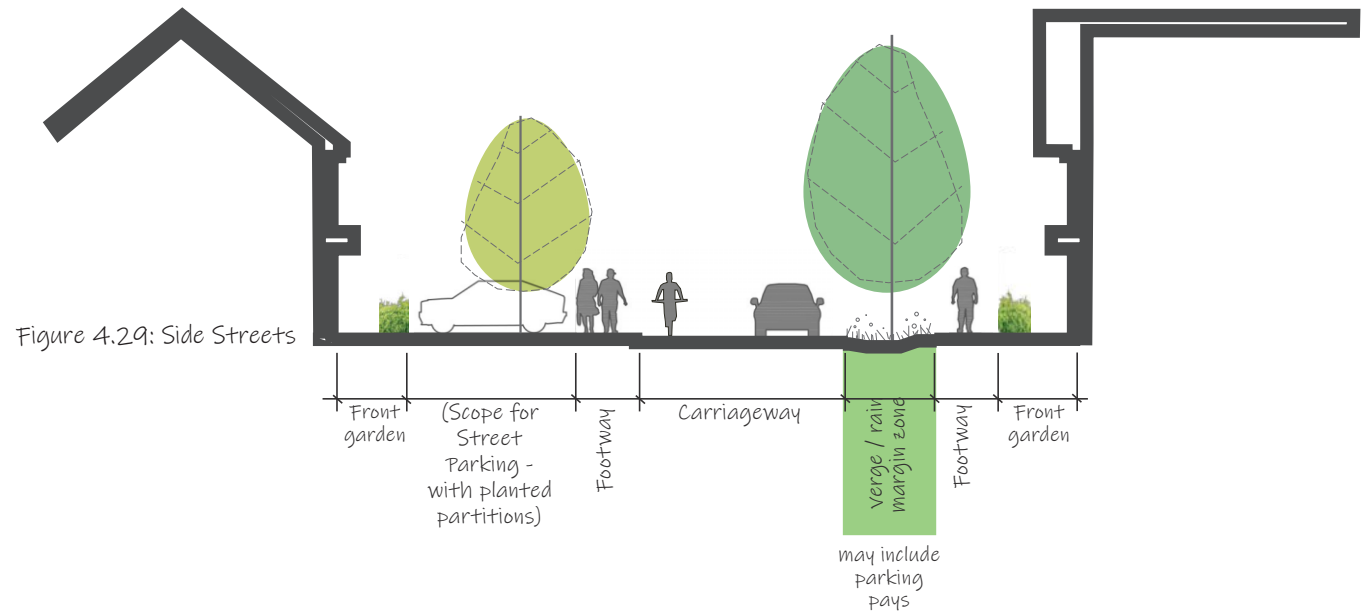
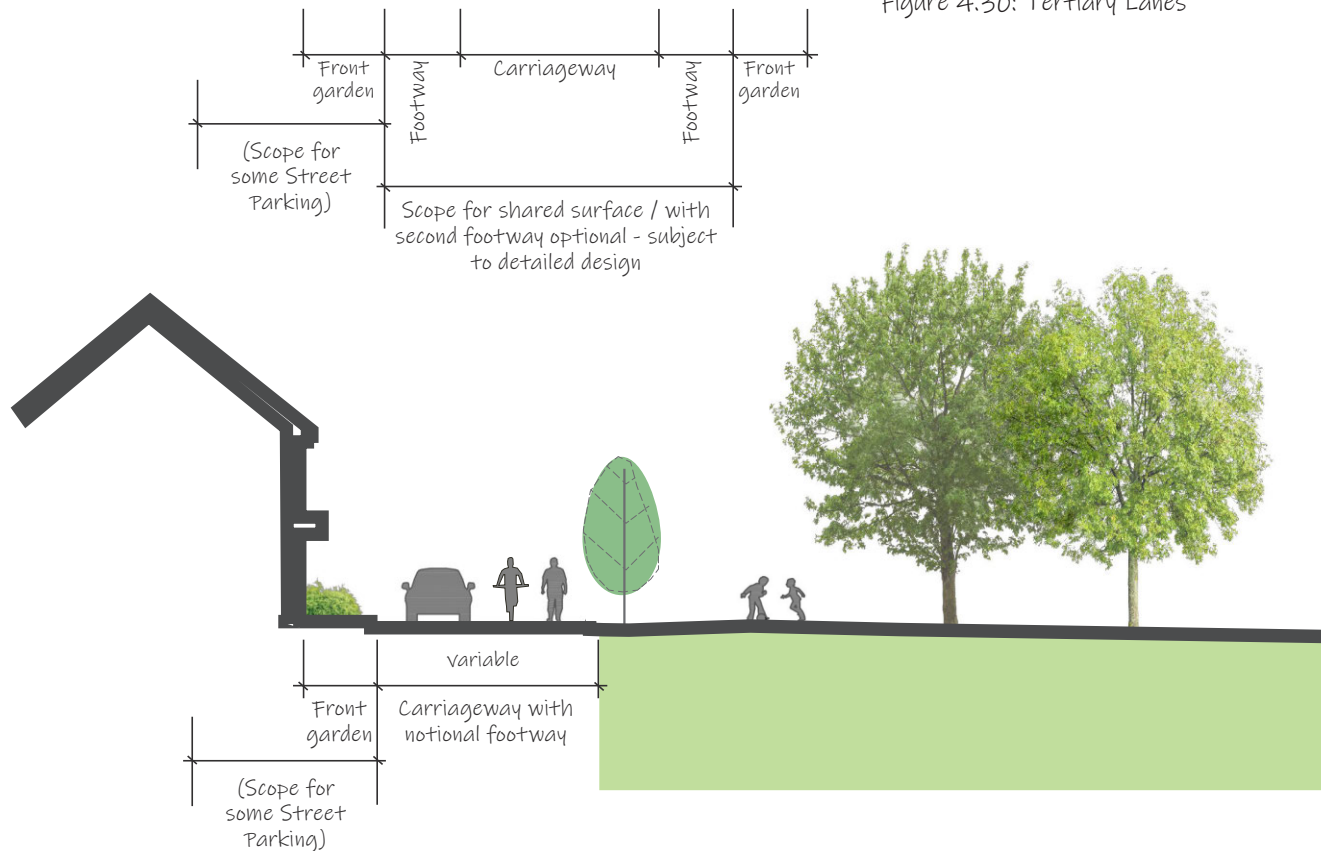




Figure 4.30: Tertiary Lanes



Separate cycle provision within routes is focused into the Primary Highway Corridor. The Illustrative Masterplan is drafted to show a foot/cycle path alongside the highway, with a planted verge separation.

A secondary cyclepath is shown connecting through greenspace down to the GI in the south to facilitate easy access to the asset on a bicycle. The Side Streets, Tertiary Lanes and Parkside Edges will have low traffic volumes and will be suitable for use by all cyclists.

Figure 4.31: Parkside Edges

04 | Design

4.4 ACCESS AND MOVEMENT

Walking & Cycling

Pedestrian and cycle route hierarchy takes advantage of slower traffic volumes and vehicle speeds to prioritise pedestrians and cyclists as far as possible across the overall network, with a separate cyclepath alongside the Primary Route. The Site's network will reflect relevant standards set by Wiltshire Council for foot and cycle paths and LTN120 (to be agreed at the time of a Reserved Matter submission).

The precise layout of the proposed development will be resolved during Reserved Matters stages but a foot/cycle hierarchy for the Illustrative Masterplan is shown in the diagram opposite. New pedestrian footpaths will link to the existing PRow in the south, the bridleway to the east and west into the consented site. The footpaths will also connect from the Clackers Valley Park and around into the East Green - providing recreational routes through the Site and beyond into the adjoining countryside.



Figure 4.33: Existing bridleway along eastern edge and indicative location for new footpath connection to it from the site

The Cyclepath routes will capture higher cycle volumes filtered onto the primary route. This will connect up to Sandridge Common, into the consented site and down to the southern POS, for enhanced accessibility.

Town Centre Connectivity

The consented scheme has permission to connect with and improve the bridleway at Snarlton Farm to its south to be surfaced for pedestrian and cycle use.

Beyond this, an existing combined foot/cycle path, segregated from the carriageway, lies on the western side of Eastern Way. This runs south towards the local centre at Clackers Brook and the recent highway extension at Spa Road which provides new highway crossings and pathways to reach the Oakfields Sports complex and Melksham Oak Community School.

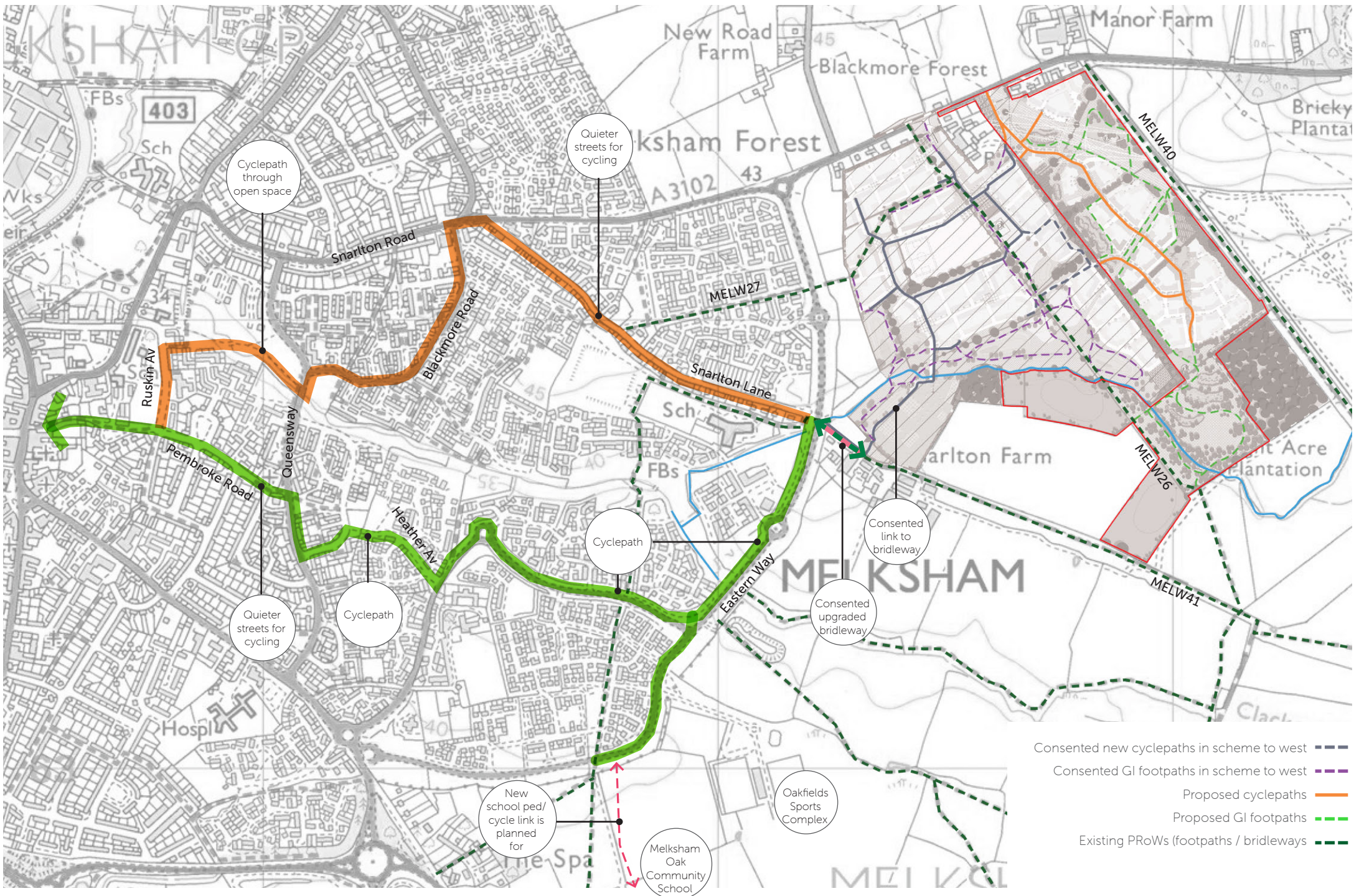


Leaving Eastern Way, it is possible to walk or cycle westwards via quieter streets (highlighted orange opposite) or via stretches of foot/cyclepaths to the eastern side of the town centre, with cycle parking available on the High Street. (highlighted green opposite).

Further information on cycle connectivity enhancements can be found in the Transport Assessment.



Figure 4.32: (opposite) Wider westwards Melksham Connectivity Diagram (ped/cycle)



04 | Design

4.5 LANDSCAPE

Green Infrastructure Strategy

The scheme can form a transitional eastern edge to development at Melksham, using a naturalistic filtering character to soften the scheme into its surrounding landscape and supporting the Wiltshire 'Green and Blue Infrastructure Strategy' to form wider local GBI connections.

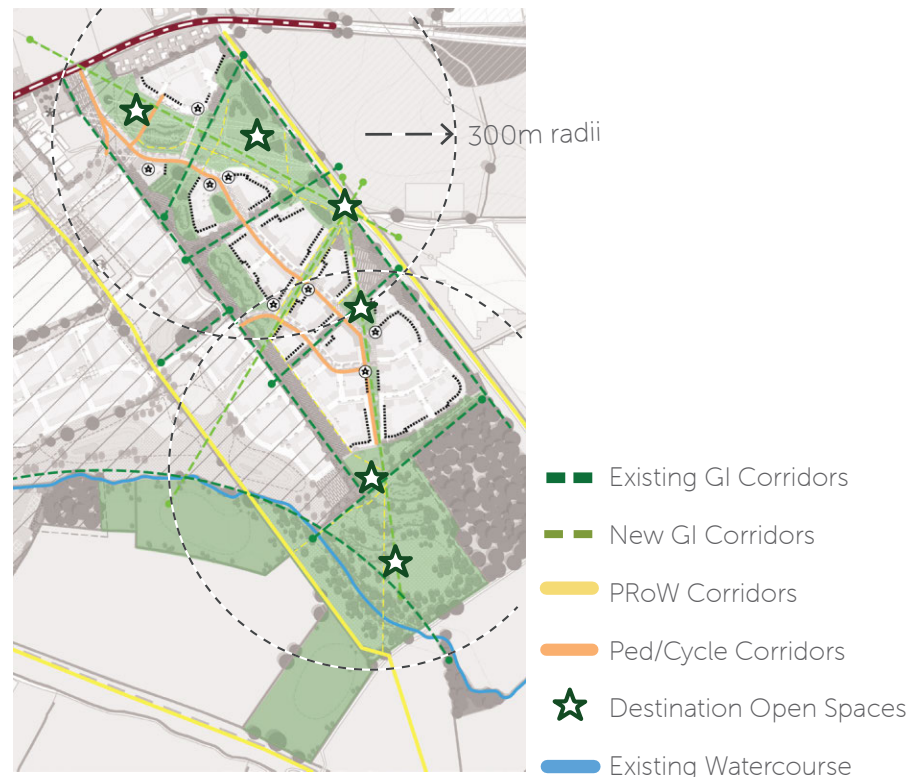


Figure 4.34: Green Infrastructure Diagram

The Composite Parameter Plan identifies connected green infrastructure which can be used for landscape enhancement, ecological benefit and community recreation. The Illustrative Masterplan shows that the following could be accommodated within the GI parameters. The precise form and location of these components of the GI networks will be resolved at the Reserved Matters stage.

- 1 Destination Open Space - 'East Green' combining naturalistic landscaping and accessible natural open space / habitat areas with some areas of amenity grass for informal recreation, children's play, with seating, pathways and tree planting.
- 2 Destination Open Space - 'Oak Park' managed open space focused on a retained Oak tree for informal relaxation and play, seating and planting.
- 3 Destination Open Space - 'South Park' managed open space combining teen activity area with informal relaxation and play, seating and planting.
- 4 Destination Open Space - Accessible Natural Open Space within the expansion to the Clackers Valley Park, which could comprise species-rich grassland / wildflower meadow, with new native species, woodland planting, locally distinctive landscaping, ecological habitats and seasonally variable drainage features as part of a wildlife corridor along the enhanced brook. With new pathways linking across the stream to the PRoW .
- 5 New GI Corridor - Linked landscaped corridor connecting the Valley Park with East Green, with pathways, tree planting and seating.

- 6 Existing GI Corridors - Existing hedgerows provide a mature landscape setting reinforced with habitat connections, ecological enrichments and native species planting for landscape blending.
- 7 Street Spaces - Potential for nodal spaces and routes to be greened with planted verges and street tree planting to soften the overall proposal and characterise different areas of the scheme.
- 8 Allotments - There is space within the GI network to accommodate allotments in a quiet location.
- 9 BNG Habitat enhancement areas



Figure 4.35: Illustrative Masterplan Landscape Scheme

04 | Design

4.5 LANDSCAPE

Green Infrastructure Strategy

The Site's GI strategy uses green and blue green infrastructure to blend the existing and proposed landscapes. As a connected green infrastructure network, it maximises opportunities for landscape enhancement, ecological benefit, community recreation and green / blue corridors linking with Melksham's wider GI network.

Melksham Green-Blue Infrastructure Connectivity

The Melksham Neighbourhood Plan (NP2) and the Wiltshire GBI strategy identify bridleway MELW41 and the PRow through the site as Green Connection Links. They both also identify the main Clackers Brook corridor (which lies beyond the Site to the south) as another GI corridor (M-G13) / Blue Connection Link.

It is proposed that the Site's fields along the existing watercourse in the south will be given over as natural open space. This can be an extension of the open space consented within the site to the west, termed the Clackers Valley Park. The new GI space is connected to this via an existing PRow.

In the north, the GI links from Sandridge Common to the bridleway in a broad swathe as the East Green.



Figure 4.36: PRow entrance into site from the south



Figure 4.37: Stream across the proposed expansion to the Clackers Valley Park



Figure 4.38: View east from PRow to site and beyond



Figure 4.39: View across site to Lopes Close



Figure 4.40: View west into site from bridleway



Figure 4.41: View west to tree group in north of site



Figure 4.43: 3D illustration of the proposal (viewed south eastwards)



Figure 4.42: 3D illustration of the proposal (viewed north eastwards)

04 | Design

4.5 LANDSCAPE

POS Quantum

The overall GI* for the Site proposed in the Composite Parameter Plan is 18.93ha (nearly 70% of the Site).

** This gross GI figure includes: "POS & Play Spaces, natural landscape, hedgerows, allotments /orchards, woodland, SUDS, existing watercourse & ditches, drainage infrastructure and highway connections across GI corridors."*

To show how requisite POS typologies may be delivered within this gross GI network, the Illustrative Masterplan demonstrates how spaces can be characterised and accounted for.

For simplicity, the Equipped Play and Teen Activity Areas are shown grouped together as one identifiable hatch. At RM design however, there is scope to consider the siting of the activity and play areas within the site in greater detail depending on the specification of the facilities provided. E.g. Teen activity could be sited in the 'South Park' whilst children's play could be sited in the 'East Green.'

Clackers Valley Park will provide natural open space for informal activities, dog walking, exercise and appreciation of nature, as well as a fulfilling a Green and Blue Infrastructure Strategy landscape role with SUDs, enhancement of the watercourse and BNG credits.

*NB - Access into 8 Acre Plantation is not proposed by this proposal.

Public Open Space

West Wiltshire Leisure & Recreation DPD Policy LP4 remains a saved policy for open spaces and recreational needs for new developments at Melksham.

Using this guidance, 275 homes x a household size of 2.32 (ONS 2018) = a 638 population for the Site.

The Site has a gross GI of 18.93ha (including highway connections) within which there is sufficient accessible open space to deliver the required 0.99ha+ of POS - see Figure and Summary box opposite.

The policy seeks Public Open Space equivalent to:

0.10ha ~ Allotments	(1.5sqm per person)
0.03ha ~ Equipped Play	(0.5sqm per person)
0.77ha ~ Multi-Functional Greenspace (amenity & natural)	(12sqm per person)
0.02ha ~ Teenage Facilities	(0.25sqm per person)
0.08ha ~ Urban Parks	(1.3sqm per person)
0.99ha ~ TOTAL	

PLUS

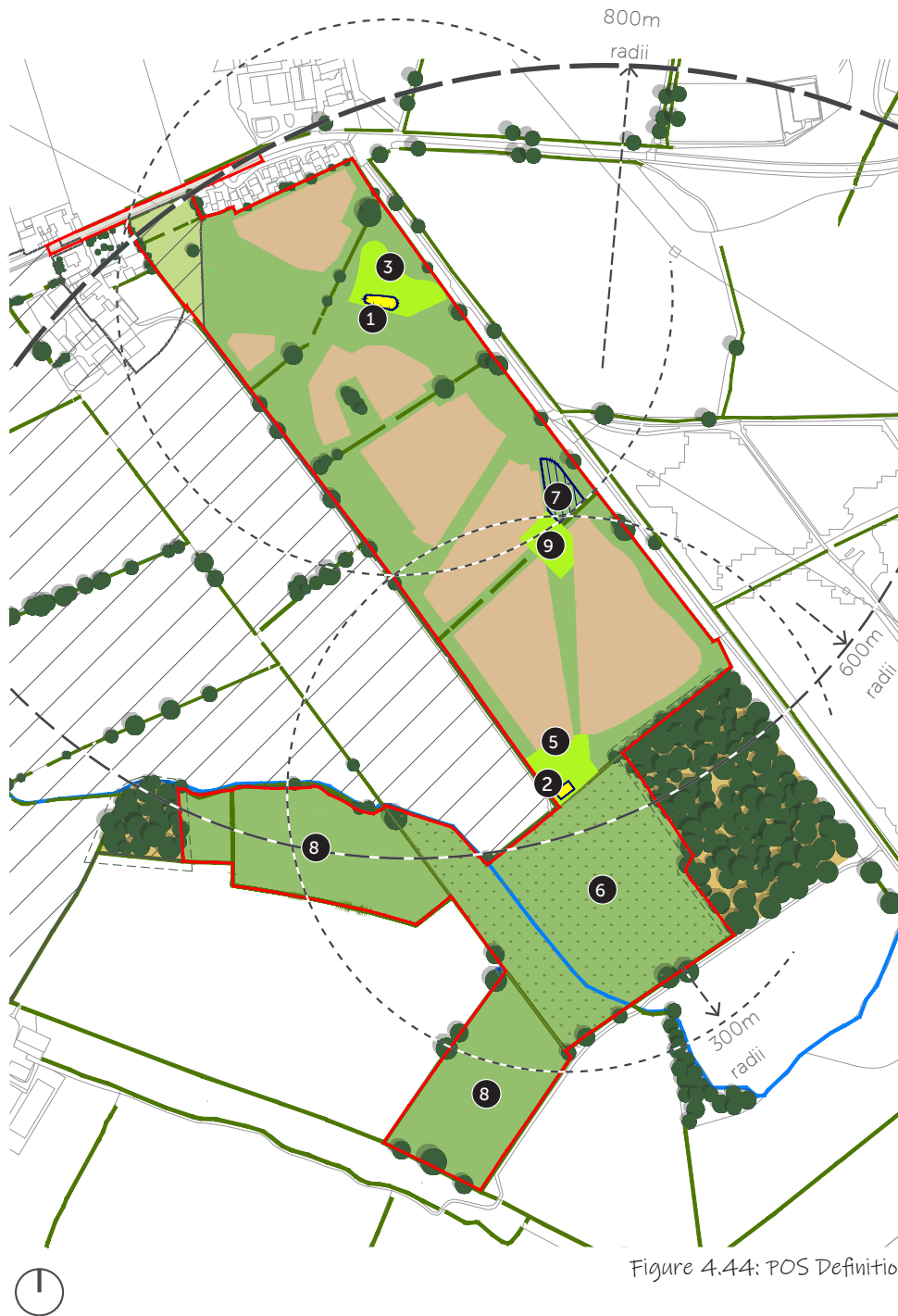
0.64ha ~ Sport Pitches / Courts (10sqm per person)

(An off-site contribution is proposed for sports provision to enhance the town's existing amenities - see Planning Statement for details).

Emerging Policy 84 in the draft Local Plan refers to the 2023 Wiltshire Open Space Assessment. For a population of 638 people, this document would require provision of 2.23ha of POS on site (assuming sport pitches [Parks & Recreation] are off-site) comprising:

- Allotments - 0.16ha,
- Equipped Play - 0.16ha,
- Teen Facilities - 0.19ha,
- Amenity Green Space - 0.57ha; and
- Natural Greenspace - 1.15ha.

(Should this policy be sought on the site then it can be seen that there is enough GI on site to meet this, subject to discussion).



- 1 A Children's Equipped Play Area (0.04ha) can be located in the East Green, accessible to the whole site within a 600m radii. It can be sited so it is not visible when viewed from the bridleway, but would be overlooked by the new homes proposed onto that space.
 - 2 A Teen Activity Area (0.02ha) can be sited in South Park, accessible to the whole site within a 800m radii.
- 0.92ha of GI for Urban Parks and Multi-Functional Accessible Greenspace - combining amenity grass and natural landscaping with seating and paths for incidental play, general activity and relaxation - is identified across these 3 locations:
- 3 East Green
 - 4 Oak Park
 - 5 South Park
- 6 The wider GI of the site, including the extension to the Clackers Valley Park, will include numerous pathways, seating and planting to encourage and accommodate space for informal activities, relaxation and well being access to natural open space (including dog walking, nature exploration and fitness activities)
 - 7 0.17ha of allotments are sited in a quiet location in the proposal.
 - 8 The two BNG fields would be accessible for walking around, but predominantly managed for habitat value. Dog walking in these areas is likely to be restricted.

-  Allotments
-  Parks & Multi-Functional Green Space
-  Equipped & Youth Play

04 | Design

4.5 LANDSCAPE

Illustrative Character

Overall, the character of the Green Infrastructure will be naturalised, seeking to blend the proposal out into the wider countryside.

Planting should be of native species, with generous scope for habitat value to be significantly enhanced on the site for delivery of Bio-Diversity Net Gain (see the submitted BNG Metric for the proposal's specific habitat net gain percentages and details of the two BNG fields and the wider metric gains within the site).

Where GI is managed for POS functions, its design will be naturalistic and characterful, avoiding an urbanised palette.

The GI will have a number areas / functions;

- East Green
- Clackers Valley Park
- Eastern Corridor
- Oak Park
- Southern Park
- Ecology Management
- Water Management

Figure 4.45: Landscape masterplan (from EDP)



'East Green'

Predominantly natural GI is proposed under the existing overhead power lines and throughout the entrance space which also delivers views towards Blackmore House from the bridleway.

The frontage GI will remain as per the consented application - naturalistic including orchard planting.

Within this application site, a naturalistic landscape character could comprise seasonally managed grass and height limited planting which works with the limitations of the overhead cables. This area would include surfaced and mown pathways to allow public access (dog walking, exercise or informal play for example), and can be well overlooked to provide surveillance.

The space will be crossed by existing hedgerows which include mature trees, with new tree planting outside of the powerline restrictions.

The hedges divide this area into three zones. The northern one includes SUDs features, the central one will include space managed for POS, including children's play area and the third can connect with a footpath onto the bridleway.



Figure 4.47: 3D illustration of the East Green areas



Figure 4.46: Indicative Imagery selected to demonstrate characterising ideas



04 | Design

4.5 LANDSCAPE

Illustrative Character

Extension to 'Clackers Valley Park'

This space would expand the character of the valley park proposed within the consented site next door. It would be an area of natural GI expanding the accessible GBI landscape along the existing watercourse corridor - leafy, informal and softer than other recreational open space.

It could be naturally managed for wildlife value / connectivity (BNG) and surface water management, with public access for exploration, relaxation, dog walking, summer picnics and nature awareness. The space could include opportunities for incidental play and natural learning opportunities - such as earth mounding, education boards and places to stop and enjoy the landscape. Paths could be both surfaced and seasonally mown and will connect to the existing PRoW through the field to link into the consented site and out into the countryside.

It could combine seasonally managed meadow grass with mixed scrub and native tree planting to form new, ecologically varied habitats as well as accommodating SUDs features.



Figure 4.48: Indicative Imagery selected to demonstrate characterising ideas



Figure 4.49: 3D illustration of the Clackers Valley Park areas

'Oak Park, Eastern Corridor and South Park'

This sequence of spaces connects from the upper contours of the East Green down to the Clackers Valley Park. It would include a cycle connection to allow ease of movement down to the southern edge of the site - which is not limited to the indirect route taken by the highways.

Oak Park is an upper nodal GI space focused around a retained mature oak tree. It is connected to South Park via the Green Corridor.

The Green Corridor creates a tree planted realm, with shady paths leading to the valley park.

South Park could contain a teen activity area and space for informal active play, before connecting out to the valley park.

The use of blossom trees and sensory interest planting through these spaces would enhance the seasonal interest from one area to the next and provide a shady route in the summer. The inclusion of seating, amenity managed grass and new landscape planting would enhance this as a way-finding route.

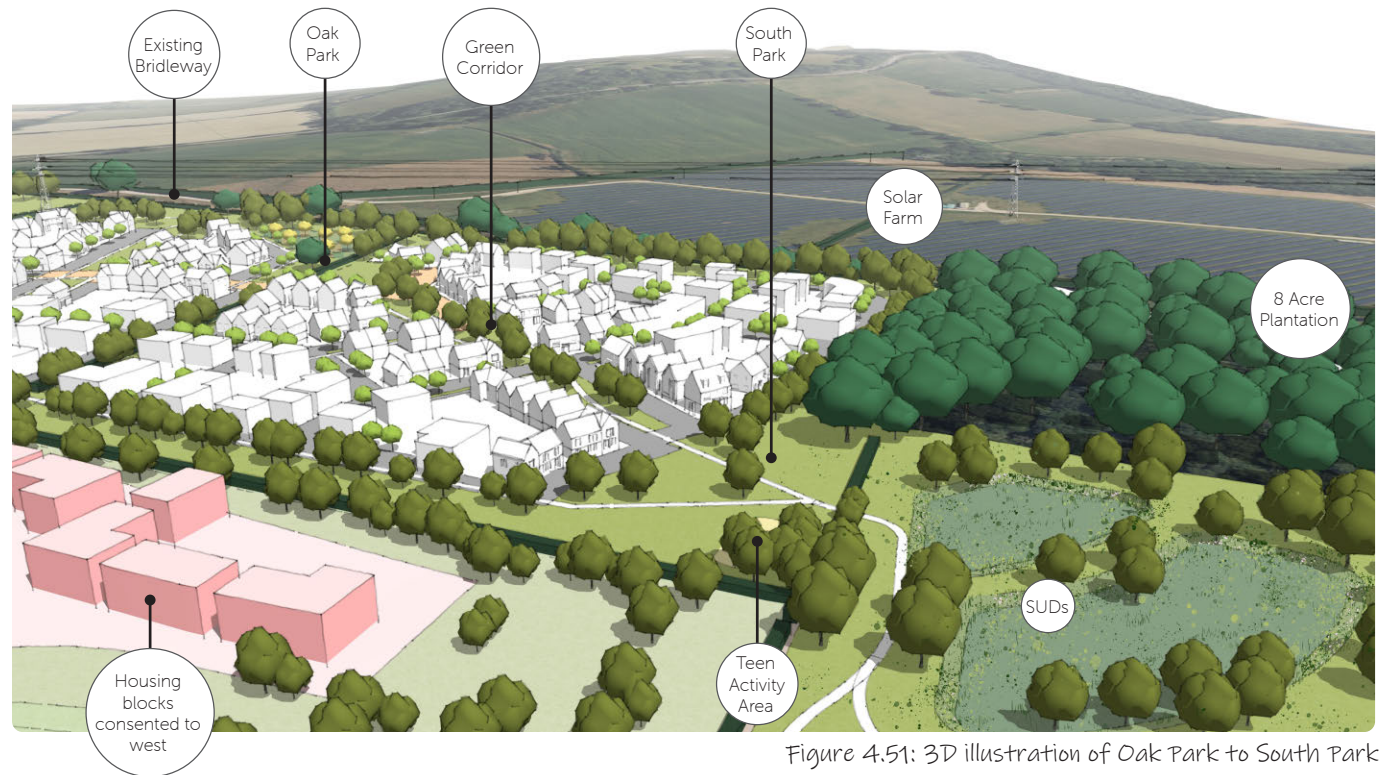


Figure 4.51: 3D illustration of Oak Park to South Park

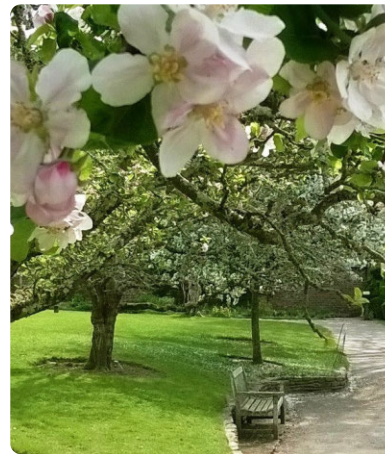


Figure 4.50: Indicative Imagery selected to demonstrate characterising ideas

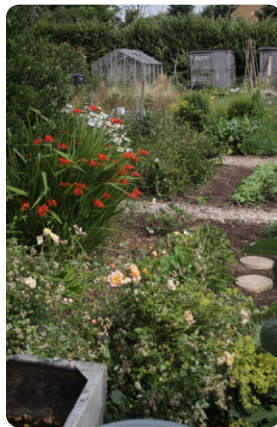
04 | Design

4.5 LANDSCAPE

Illustrative Character

Allotments

Allotments are located on the eastern boundary, in a quiet spot, to provide food growing opportunities for the Site's residents.



Allotments



Tree Cover

Detailed tree planting for the scheme will be agreed as part of a Reserved Matters Application. Native street tree selection will balance amenity and technical set backs with delivery of trees which will be sufficiently sized in the future to make a meaningful contribution to the public realm.



Surface Water Management

The development will capture surface water arising from the development area, and release it at a controlled greenfield runoff rate (which will be agreed with the LPA - but currently planned to provide betterment compared to current greenfield rates). This will ensure that the development does not increase flood risk, either within the Site, or downstream in Melksham. Controlling the rate of runoff from the development in such a way provides betterment opportunities to stop surface water leaving the Site in an uncontrolled manner.

All buildings and features intended for surface water or foul water drainage, including new drainage storage basins and foul pumping stations are located to avoid surface water flood areas and the flood risk 2 and 3 areas.

Surface water management features will provide for the '4 Pillars of SUDs' - visual amenity, biodiversity benefits, water quality and water quantity management.

** Please see Drainage Report for full technical details.*

Figure 4.52: Indicative Imagery selected to demonstrate characterising ideas



Figure 4.53: 3D illustration highlighting SUDs network



Figure 4.54: Indicative Imagery selected to demonstrate characterising ideas

04 | Design

4.6 APPEARANCE

Indicative Development Character

The proposed development's appearance can have a recognisable character because the framework has:

- A GI network which embeds new homes in their landscape which, with its spaces and places, means the Site will offer a unique arrangement - specific to its location.
- Nodes or green space destinations in the site which many residents will identify with and the use of place names at this stage, such as South Park, helps to reinforce distinctiveness from the outset.
- A primary route which will aid legibility as will key legibility points along the way, where a dwelling acts as a way-marker in the Site.

Local References

Development will reflect relevant construction techniques and environmental design considerations / standards at the time of Reserved Matter applications. At this stage, this application does not state these specifics as this is likely to evolve in the future given the evolving climate change agenda.

Key Building Locations



Core Housing Areas

Closer grained buildings located on the primary route - prevalence of attached dwellings, plus occasional larger or taller buildings (such as apartments) and legibility markers

Edge Housing Areas

Looser grain development on GI facing edges - prevalence of semi-attached / individual dwellings and two storeys in height.



Figure 4.55: Indicative Character Distinction Areas

Use of a natural colour palette of earthy tones will however assist the scheme in softening into the landscape, to sit comfortably in glimpsed views through the proposed new vegetation.

The scheme has streets which are orientated within 30° of south to give flexibility for a roof aspect parallel to the road for mounting of solar panels. Roofs orientated gable end-on may be likely where roads align more north / south.

The Site's built character will be influenced by building heights, plus whether the buildings in question face

GI or are internal within its core. Development may also draw references from familiar, traditional building forms, massing and groupings within the town.

The core of the Site may refer more to Melksham, where streets are edged with defined frontages and key nodes and community spaces as part of the settlement's growth. This would also reflect compactness and attachment which the Wiltshire Design Guide and Melksham Guide promotes.

The edges of the development footprint could refer more to the character of the surrounding villages, which are less regular in form and looser in massing.



Figure 4.56: 3D illustration highlighting Core and Edge housing Areas

04 | Design

4.6 APPEARANCE

Indicative Development Character

Core Housing Area

The Core Housing Area is focused along the Primary Route through the heart of the scheme and the Side Streets in the southern part of the site.

A number of images of buildings within Melksham demonstrate a snap shot of locally distinctive architecture which could influence the new dwellings within the Core. New dwellings are able to respond to traditional built form with modern interpretations whilst being designed to meet the environmental standards at the time of RMs.

Common Features: General symmetry of facade composition, larger scale, increased repetition, detailing and massing.

** Details for future Reserved Matters Application will include house types, materials and finishes, provision of functional arrangements such as bin / recycling storage and delivery of car parking arrangements, alongside the environmental standards for the dwellings themselves.*

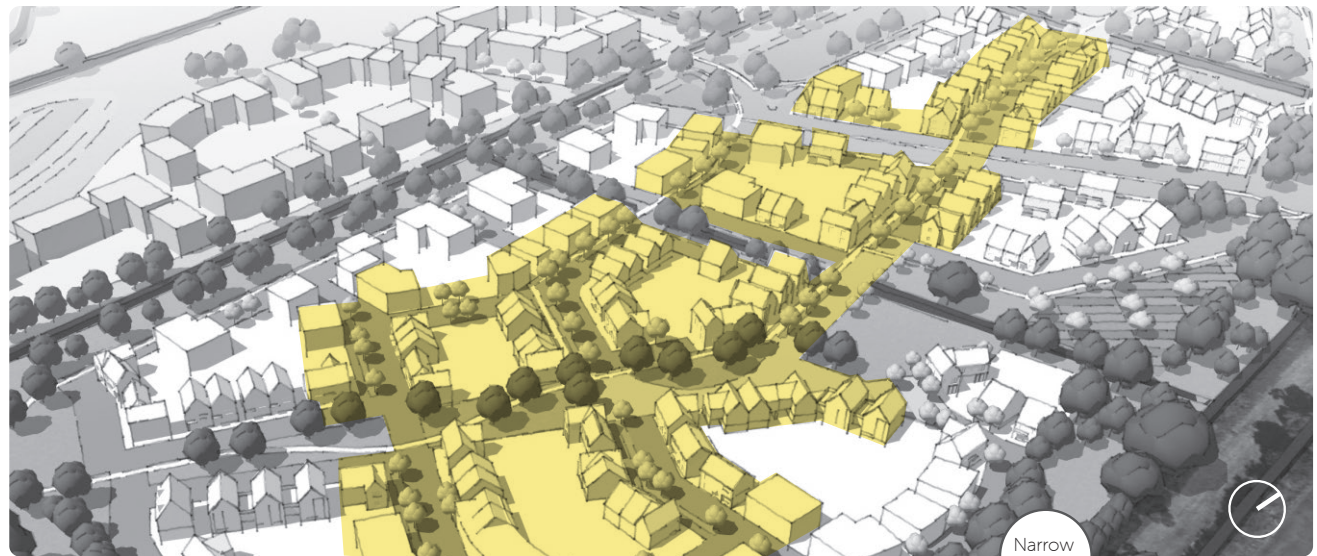


Figure 4.57: 3D illustration highlighting part of the Core Housing Area



Figure 4.58: Local Imagery selected to demonstrate characterising ideas



Figure 4.59: 3D illustration highlighting part of the Edge Housing Area

Edge Housing Areas

The Edge Housing Areas are focused around the development periphery, overlooking GI and principally on Tertiary Lanes and Parkland Edges.

A number of building images from wider rural settlements demonstrate a snap shot of locally distinctive architecture which could influence the new dwellings across the Edge areas. New dwellings can respond to traditional built form with modern interpretations whilst being designed to meet the environmental standards at the time of RMs.

Common Features: Increased irregular facade composition and building groupings, modest scale and diversity of form, longer frontages.

** Details for future Reserved Matters Application will include house types, materials and finishes, provision of functional arrangements such as bin / recycling storage and delivery of car parking arrangements, alongside the environmental standards for the dwellings themselves.*

04 | Design

4.7 SUSTAINABILITY

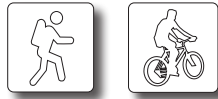
Key Aspects

Emphasis is placed on addressing the scheme's sustainability regarding:

- Social - to engender an inclusive, healthy, facilitated and motivated new community;
- Economic - to support the sustainability of the local community;
- Environmental - to protect the environment and its resources;
- Community Safety - a safer place will be a place residents will value for the future.

The proposal aims to make a positive contribution by:

- Making the most efficient use of land;
- Placing the proposed development in an accessible location;
- Providing a layout that gives the opportunity to create a valued built and natural environment;
- Protecting and enhancing natural habitats and local surroundings through the development process; and
- Accommodating a sustainable water management strategy.



Social Sustainability

The Site is within walking and cycling distance of facilities in Melksham including schools, recreation, healthcare and a range of shopping outlets.

Retention of existing trees and the provision of new landscaping will enhance the character of the Site and increase the sense of social well-being gained from green space enjoyment. Additionally the creation of new open spaces will allow for greater social interaction within the community.

Room for the provision of affordable and family housing both to buy and to rent as well as social housing for disabled people. Provision of a range of home sizes and tenures allows a broad social mix to develop to strengthen local communities.

Inclusivity

The public realm can be designed to ensure that it is compliant with highway guidance, including provision of dropped kerbs and tactile paving as required. Signs will be clearly displayed, legible and kept to a minimum to avoid creation of obstructions.



Economic Sustainability

The proposal augments the local population providing benefits to the viability of local facilities with an increase to potential footfall for local businesses and services. Additionally construction of the development will create job opportunities for people and businesses to support the local economy.



Environmental Sustainability

It is proposed that all dwellings on this Site will be designed and constructed to achieve the building sustainability benchmarks which are now set and enforced through the Building Regulations (the level to be achieved will be determined by the date by which Building Regulations applications are submitted).

Ecological Sensitivity

The proposal seeks to be environmentally responsive by protecting and enhancing natural habitats throughout the development process. Habitats are respected with careful placing of open space to afford protection.

Water Management

The scheme will manage surface water run-off as part of the drainage strategy which includes SUDs features to ensure a responsible scheme which minimises its impacts.

Material Management

Materials can be sourced to ensure that embodied energy is minimised - materials from accredited local manufacturers and suppliers will be sourced where possible. A construction waste management scheme can also be considered at a more detailed stage.

Landscape

Use of Green Infrastructure will lessen potential urban heat island effects, with vegetated surfaces which reduce thermal storage associated with large expanses of paved surfaces. Tree planting gives summer shade and buffers against wind exposure.

Community Safety & Security

A range of current guidance and planning policy has been considered in order to 'design out crime' within the development.

"Safer Places: The Planning System and Crime Prevention" is an ODPM document which gives guidance for new development.

The document establishes that there are 7 attributes that are particularly relevant to crime prevention. These are general guides to promoting careful thinking about crime prevention and community safety and creating quality for the locality.

The seven attributes of a sustainable community which are relevant to crime prevention are:

- Access and Movement
- Structure
- Surveillance
- Ownership
- Physical Protection
- Activity
- Management and Maintenance

All of these points have been considered as part of the outline stage design. Aspects which are integral to the scheme include:

- Ensuring that dwellings overlook open spaces, with clear demarcation of public and private areas;
- Communal areas designed to allow for informal surveillance from nearby dwellings;
- Provision of robust boundaries in vulnerable areas (side and rear boundaries);
- Careful consideration of the orientation of dwellings;
- Promoting informal surveillance through articulation of side elevations with windows;
- Green infrastructure designed to respond to the need for passive surveillance and to reinforce security;
- Street lighting designed and coordinated carefully and to be compliant with adoptable standards.

05 | Appendices

Natural England's Green Infrastructure Principles

Natural England (NE) has published 15 Green Infrastructure Principles (Why / What / Where) which Wiltshire Council have noted can be used to help ensure proposed GI fulfils as many aims as possible. Wiltshire Council's Green Blue Infrastructure (GBI) Strategy 2022-2030, already outlines how many of these can be delivered.

At Outline, the parameter plan identifies the overall GI for approval but not landscape details of the scheme. As such, an Urban Greening Assessment has not been undertaken at this stage. The scheme does however proposes that nearly 70% of the site is given over to GI uses in order to deliver the POS and BNG required under policy and the proposed development acknowledges a number of relevant priorities for action:

1. To connect and enrich biodiversity and ecological networks (BNG);
2. To encourage exploration and education about the natural world;
3. To provide accessible greenspace for the benefit of health & wellbeing;
4. To reinforce local landscape character and create distinctiveness;
5. To help respond to climate change initiatives; and
6. To support the strategies for a local GBI network for Melksham - PRow and Clackers Brook stream corridors

NE GI PRINCIPLES	RESULTANT DESIGN CHOICE
<u>Why 1</u> 'Nature rich beautiful places'	<i>A biodiversity net gain assessment will ensure that the development is able to broaden and support the network of habitats throughout the site and the surrounding landscape. Recreational land uses will be linked to natural green spaces, bringing people closer to nature through the retention and enhancement of the Clackers Brook corridor for ecological and amenity benefit in particular.</i> <i>A palette of locally native species will be used - see BNG study for details.</i>
<u>Why 2</u> 'Active and healthy places'	<i>The development will incorporate the public right of way into the open spaces, with a network of footpaths which will provide doorstep access to and access to the wider rural landscape beyond by making a new connection to the bridleway too. The introduction of a cycle route through the development, will promote choosing a more active travel mode.</i> <i>The proposal provides 'public open space', incorporating new allotments, equipped play spaces, multi functional greenspaces to improve opportunities for healthy lifestyles.</i>
<u>Why 3</u> 'Thriving and prospering places'	<i>The open space of the site provides space not just POS, but also for surface water management, (existing risk areas and controlling run-off) and diversifying the site's current ecology for habitat gains (in particular, flowering and fruiting species in particular).</i> <i>GI embedded throughout the scheme ensures new residents will have doorstep access to the GI whilst the GI will, in return, provide solar shading and wind shielding.</i>
<u>Why 4</u> 'Improved water management'	<i>The site includes the Clackers Brook tributary running through it. The proposed development can improve this habitat with native scrub and scattered tree planting within a riparian buffer zone alongside natural greenspace including SUDs basins.</i> <i>Surface water generated by the development will be attenuated in SUDs basins located at topographical low points on the site. These basins will contribute to visual amenity, improved water quality management, and biodiversity benefits.</i>
<u>Why 5</u> 'Resilient and climate positive places'	<i>The illustrative landscape masterplan indicates species diversity which will ensure a climate resilient landscape. Management proposals will be adaptive to meet future changing needs. Carbon reducing measures including; a network of active travel routes to promote reduced need for cars, the retention of existing trees and the provision of new trees for natural shading to surfaced routes.</i>

05 | Appendices

Natural England's Green Infrastructure Principles

NE GI PRINCIPLES	RESULTANT DESIGN CHOICE
What 1 'Multifunctional: GI delivers multiple functions and benefits'	<i>The scheme proposes that nearly 70% of the site is used for a variety of GI functions, not just POS in a multi-functional approach</i> <i>The development proposes multi-functional public open space which includes destination play parks with seating, children's play equipment and focal planting and areas for accessible food production within a wider GI setting. This will diversity the blending of rural countryside, to naturalistic landscaping through to amenity managed POS.</i>
What 2 'Varied: GI includes a mix of types and sizes that can provide a range of functions and benefits to address specific issues and needs.'	<i>The landscape strategy aims to incorporate a range of GI characters and sizes, from the Clackers Valley Park to Oak / South Parks, East Green, planted landscape corridors and open grassland. The uses are connected to each other with GI, offering choices for activities - spaces for community gathering or dispersed locations for landscape appreciation.</i>

NE GI PRINCIPLES	RESULTANT DESIGN CHOICE
What 3 Connected: GI connects as a living network for people and nature at all scales, connecting provision of GI with those who need its benefits.	<i>The landscape features and ecological habitats are connected together along landscaped corridors to ensure they are permeable for the public and for the wildlife.</i> <i>There is a dominant green corridor running from the valley park, up to the bridleway and back down to Sandridge Common.</i> <i>There is a further green corridor between the site and the allocation to the west, to ensure dark habitats for bat movements. This connects around the site alongside the Plantation and the Bridleway edge.</i> <i>The existing hedgerows, ditches and stream which form boundaries, will be retained and supplemented with further tree planting, scrub and wildflower grassland planting to form strong ecological margins to the hedgerow corridors and connectivity for the wildlife through the site to the landscape beyond.</i>
What 4 Accessible: GI creates green, liveable places where everyone has access to good quality green and blue spaces routes and features.	<i>The site is crossed by a public rights of way, with stiles and limited access to the watercourse. The proposed development will set aside natural open space which is crossed by the PRow as Clackers Valley Park. This will include accessible footpaths to cater for all users.</i> <i>The site also proposes a new connection to the bridleway to the east - enhancing access to this from the allocation and residents within the housing at Eastern Way (avoiding walking on the highway verge past Lopes Close).</i> <i>Enhancements within Melksham as part of the Wiltshire GBI Strategy would connect this GI to the existing GI along the Clackers Brook.</i>
What 5 'GI should respond to an area's character'	<i>Characteristic elements incorporated include the existing trees and hedgerows, which will be strengthened with gaps filled utilising locally native, species rich hedgerows, margins of wildflower grassland and scrub planting.</i> <i>Additional hedgerow trees and open space trees will strengthen the filtering features, reflecting the field boundary characteristics, whilst allowing the meadow habitats to establish.</i>

NE GI PRINCIPLES	RESULTANT DESIGN CHOICE
How 1 'Partnership and vision Partnership working, collaboration and stakeholder engagement; create a vision for GI'	<i>The scheme has been amended to include additional woodland planting to reflect policy aspirations for new coverage.</i>
How 2 'Evidence. Use evidence, sound science and good land use practices to underpin plans, projects, programmes and policies'	<i>POS has been identified to respond to saved West Wilts policy LP4. Should the draft open space assessment standards linked to emerging Local Plan policy 84 be adopted then the site has sufficient GI to meet those.</i> <i>A biodiversity net gain assessment has been undertaken to ensure the scheme can deliver the habitat and biodiversity improvements throughout the site's green infrastructure provision. .</i>
How 3 'Plan GI strategically to secure GI as a key asset in policies to create and maintain sustainable places'	<i>This principle relates to the higher level Wiltshire GBI strategies. The site, with its watercourse and PRoW connection can form part of those wider strategies for Melksham. They will retain the PRoW in situ in GI, with BNG and water management enhancements.</i>
How 4 'Design GI to create beautiful, well-designed places'	<i>The development GI is multi-functional - combining spaces designed to protect assets, spaces to create focal places and corridors to weave habitat connectivity throughout. GI diversity is best practice - the proposals will support nature connections with POS set within natural GI.</i> <i>A significant investment in tree planting, with space for new large canopy open space trees, will improve the carbon sequestration on the site and provide management for the large trees already growing on the site.</i> <i>A detailed drainage strategy will improve the water flood management through a SUDS scheme and management of the current unmanaged surface water flood risk on the site.</i>
How 5 'Managed, valued, monitored and evaluated. Establish good governance, funding, management, monitoring, and evaluation of GI'	<i>Development will introduce management to the existing and proposed GI elements and biodiversity net gain requires a 25 year management plan to secure long term management.</i> <i>The wide variety of community assets, including the allotments, community hub, play areas and orchards, will bring the community together and help raise awareness of the GI benefits and community stewardship and involvement will be encouraged from the outset.</i>

05 | Appendices

Planning Policy guidance

Relevant Wiltshire Core Strategy and saved Local Plan policies which have informed the proposals are summarised in the table below and a full review is set out in the Planning Statement.

Core Strategy Policies	Policy Summary
CP1: Settlement Strategy	The Policy establishes the settlement hierarchy and overarching role of Principal Settlements; Market Towns; Local Services Centres and Large and Small Villages.
CP2: Delivery Strategy	The Policy sets out the quantum and location of development to be delivered over the plan period.
CP15: Spatial Strategy for the Melksham Community Area	The Policy confirms the quantum of development that will be delivered at Melksham over the plan period including the provision of 2240 dwellings at Melksham town, and a further 130 in the Community Area.
CP41: Sustainable construction and low carbon energy	New development should incorporate sustainable construction and low carbon energy principles and design methods.
CP43: Providing affordable houses	On sites of five or more dwellings at Melksham, 30% affordable housing is required. Tenure mix will be negotiated in line with CP45.
CP45: Meeting Wiltshire's housing needs	The type, mix and size of housing development should be in accordance with Wiltshire Housing Needs as identified in the Wiltshire Strategic Housing Market Assessment.
CP50: Biodiversity and geodiversity	Development should retain, protect and enhance biodiversity and geodiversity.
CP51: Landscape	Development should protect, conserve and enhance landscape character whilst avoiding any harmful impacts.
CP52: Green infrastructure	Development should retain and enhance Wiltshire's green infrastructure network.
CP57: Ensuring high quality design and place shaping	All new development should achieve a high standard of design to make a positive contribution to the character of Wiltshire.
CP58: Ensuring the conservation of the historic environment	Development should protect, conserve and enhance the historic environment, including non-designated heritage assets.
CP60: Sustainable transport	The Council will help reduce the need to travel by private car and encourage sustainable modes of transport by planning developments in accessible locations.
CP61: Transport and development	Development should be located and design to reduce the need to travel by private car and encourage sustainable transport alternatives.
CP64: Demand management	Demand management measures will be promoted to reduce reliance on cars and encourage sustainable transport alternatives.
CP67: Flood risk	All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration.

Neighbourhood Plan Policies	Policy Summary
Policy 1: Sustainable Design and Construction	Address sustainable design and construction by maximising green infrastructure; demonstrating good connections to services and facilities; mitigate and adapt to climate change and apply the Energy Hierarchy.
Policy 3: Flood risk and natural flood management	Conserve and enhance the ecological flood storage value of the water environment. Developments in known surface water flooding areas should include appropriate mitigation and construction methods and SuDs.
Policy 4: Ultra low emission vehicle charging	Provide low emission vehicle charging technology for houses with on-plot parking.
Policy 5: Community engagement	Applications that have early, proactive, proportionate and effective engagement with the community will be looked on more favourably. Applicants are encouraged to follow the approach in the Melksham Community Engagement Protocol and Wiltshire Council Statement of Community Involvement.
Policy 8: Infrastructure phasing and priorities	Consider, assess and address the necessary infrastructure requirements and plan any related programmes of work in coordination with the housing.
Policy 11: Sustainable transport and active travel	Development must be planned in line with the Sustainable Transport Hierarchy and a Travel plan should demonstrate how sustainable transport modes are maximised.
Policy 12: Green infrastructure	The creation of new and/or contribution to protection, management, enhancement and connectivity of existing Green Infrastructure will be supported.
Policy 13: Biodiversity	Proposals will be expected to deliver at least 10% improvement in biodiversity value within the site and beyond the site, where appropriate. Protection and enhancement of statutory and non-statutory nature sites is a priority.
Policy 17: Trees and hedgerows	There should be no loss of ancient or veteran trees or woodland unless need for development clearly outweighs the loss. There should be no damage or loss of trees of good arboricultural value and hedgerows should be retained. New tree planting will be supported.
Policy 18: Landscape character	Development should integrate natural features, draw on local landscape characteristics and respond sensitively to the transition between settlement edge and countryside.
Policy 20: Locally distinctive, high quality design	Development that contributes positively to the conservation, enhancement and extension of the local distinctiveness of Melksham and Melksham Without will be supported. Development should be informed by the adopted Melksham Design Guidelines and Code and Wiltshire Design Guide.

Relevant policies from the Joint Melksham Neighbourhood Plan 2 are summarised left.

These have been considered in the design of the proposals and a full review is set out in the Planning Statement.

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