

## APPENDIX 2

# Wiltshire Local Plan Review

# Planning for Warminster

## Introduction

1. What will Warminster be like in the future?
  - How much should the town grow?
  - What priorities should we tackle?
  - Where should development take place?
2. Answers to these fundamental questions could affect how the town develops over the next 15 years.
3. The Council is thinking about these questions in planning Wiltshire's future. It's an important stage in the Council's review of the current Wiltshire Core Strategy and the development of the Local Plan.
4. The Wiltshire Core Strategy is the basis for determining most planning applications. It also identifies land for development that provides for new homes, jobs and infrastructure for our growing communities whilst balancing the need to protect the environment. The Local Plan will continue this role and therefore help shape the places the community of Wiltshire live and work within.
5. The Council has come to some initial answers to these three questions. It is sharing them and wants your views.

## Scale of growth

### How much should the town grow?

6. The Council assesses what amount of new homes are needed between 2016 and 2036, the period of the Local Plan. It does the same for how much land will be needed for new jobs and business. Detail on these requirements can be found in the 'Emerging Spatial Strategy' paper.

### Additional homes

7. Assessments estimate levels of need for new homes within housing market areas, as these reflect where the majority of the local population live and work, where the majority of home moves take place and where there is a common range of private sector rents. There are four housing market areas in Wiltshire and each area includes many settlements. Warminster is in the Trowbridge Housing Market Area.
8. The Council has considered how best to accommodate the need for new homes, setting scales of growth by testing different distributions. The result of this work

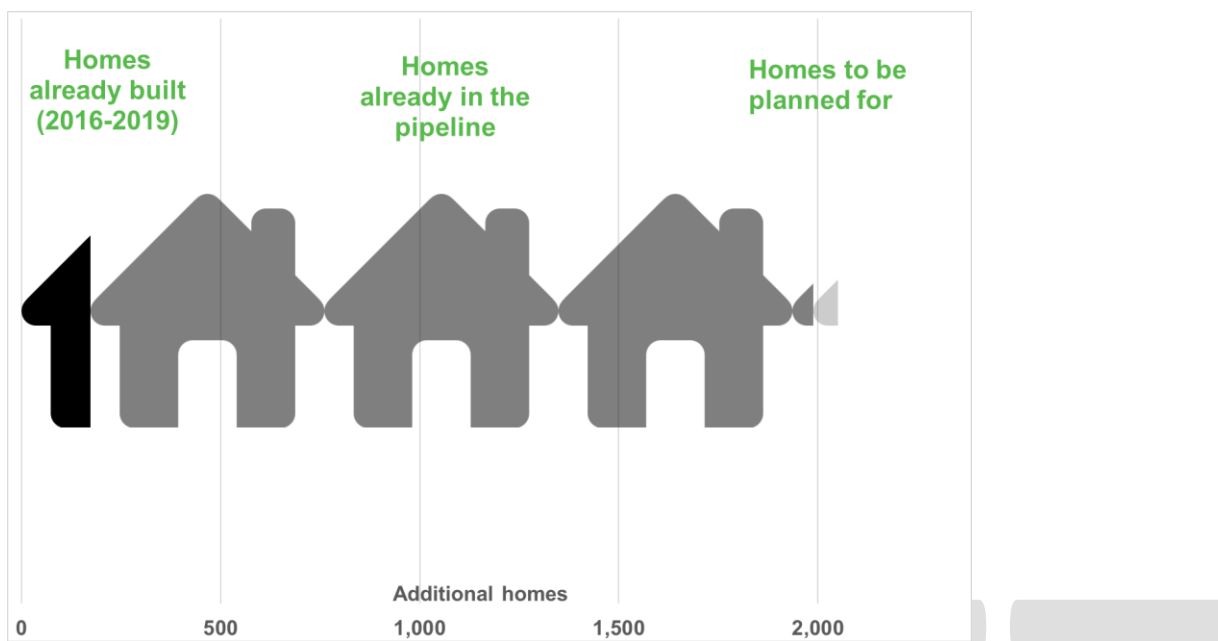
suggests the scale of growth should change from what is currently planned as shown below:



9. The current strategy 2006-2026, the Wiltshire Core Strategy, identified a requirement for 1,920 homes. The new strategy proposes a requirement of 2,050 homes for the plan period 2016-2036.
10. From this total estimate of need over the plan period can be deducted homes already built and those already in the pipeline as shown in the diagram below<sup>1</sup>.

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<sup>1</sup> In Warminster 173 dwellings have been built between 2016-2019 and at 1 April 2019, 1,816 homes are already in the pipeline (i.e. they have planning permission, resolution to grant planning permission or are allocated in the Wiltshire Housing Site Allocations Plan).



11. The Warminster West Urban Extension is the most significant developable commitment at the town. The planning application process has identified a capability to deliver a higher number of homes than was anticipated by the Wiltshire Core Strategy. In line with the Wiltshire Core Strategy allocation, the urban extension is to deliver approximately 900 homes prior to 2026. A remainder of approximately 650 additional homes is to be delivered up to 2036. As illustrated by the diagram above, this equates to a significant number of homes that are already planned for at Warminster.
12. When the number of homes already built and in the pipeline are deducted from the overall forecast requirements, it leaves a further 60 homes to be accommodated up until 2036. Both the Local Plan and Warminster Neighbourhood Plan can allocate sites for development. Each community is encouraged to help determine where development takes place through the preparation of a neighbourhood plan. The Local Plan will only allocate land where necessary to ensure supply of deliverable land to meet strategic housing needs and for large or complex sites.
13. The Warminster Neighbourhood Plan was 'made' in 2016. It is in the process of being reviewed and the Neighbourhood Plan group are currently at the stage of determining the scope. There is an opportunity for the review to allocate sites for housing. The Neighbourhood Plan will also be able to propose other development on sites to meet identified local needs, set out design standards for new development or consider locally specific policies for climate change or that positively plan for brownfield sites.
14. Needs for development land should be met as far as possible on brownfield sites in order to help minimise the loss of greenfield land. The Council suggests that a target of 130 homes could be built on brownfield sites over the next 10 years<sup>2</sup>. This exceeds the amount of homes that remain to be planned for (60 dwellings) suggesting little if any additional greenfield land will be required.

<sup>2</sup> Further detail can be found in the Emerging Spatial Strategy paper.

15. The Local Plan ensures that the proposed scale of growth will be accommodated; where necessary to ensure supply of deliverable land to meet strategic housing needs and to help deliver large or complex sites such as the western extension. It must be certain that there is a land supply sufficient to meet assessed need. It cannot rely on the brownfield target being met by as yet unidentified windfall redevelopment, the scale or timing of which is uncertain.
16. Planning positively for brownfield sites, as a part of reviewing the neighbourhood, can work alongside consideration of greenfield land. Where there can be certainty about brownfield sites coming forward, then this will reduce the amount of any greenfield land sought in this review of the plan.
17. At Warminster, given the modest scale of growth remaining to be planned for and the possibility to identify sites through a review of the neighbourhood plan, there may well be no need to allocate further greenfield land.
18. Alongside neighbourhood plans, development briefs for individual sites and master plans for larger areas, are a means for the community, with developers and landowners, to help bring forward brownfield opportunities and achieve appropriate designs.

## The Local Economy

19. The Council has assessed what additional land is needed for business in each of the economic zones of the County. These zones encompass many settlements. It has considered how best to accommodate needs for new business by testing different distributions<sup>3</sup>.
20. On current evidence, further employment land is not needed at Warminster. 6ha of employment land is allocated in the existing Wiltshire Core Strategy. Core Policy 35 of the Wiltshire Core Strategy supports Crusader Park/Warminster Business Park, Woodcock Road Industrial Estate and Northlands Industrial Estate as Principal Employment Areas. Employment land supply has been reviewed and the existing supply is available and capable of meeting the needs over the plan period to 2036.

## QUESTIONS

**What do you think to this scale of growth? Should there be a brownfield target? Should they be higher or lower?**

## Place Shaping priorities

### **What priorities should we tackle?**

21. The Local Plan will contain a set of place shaping priorities for each main settlement. They play a central role in developing planning policies and proposals for development. They will be the basis for an overarching planning policy for Warminster that will guide development and the direction of growth.

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<sup>3</sup> Further detail can be found in the Emerging Spatial Strategy paper.

22. Some priorities apply equally everywhere, notably the need to address climate change and achieve carbon reduction. Place shaping priorities are intended to be those distinct to a particular place. They may include:

- Important local objectives or issues and how they can be addressed
- Opportunities that have been identified that can help support a local community's vision
- Infrastructure requirements for which there are local aspirations and capable of delivery or that are necessary to support likely future growth.

23. They must relate to the development and use of land and so should revolve around specific outcomes and their benefits

24. They are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Warminster Town Council to find the priorities best suited to delivering sustainable development and town centre improvements. At this stage of the plan making process, these are the draft priorities that have been identified for Warminster.

- Deliver well designed homes to meet local needs alongside associated transport infrastructure.
- Promote sustainable transport modes through an integrated transport network.
- Strengthen the role of the town centre by encouraging spending; improving accessibility; better managing traffic and parking; and safeguarding heritage assets.
- Redevelop Warminster central car park and explore the potential for an expansion of the GP surgery on to the site.
- Manage, and where possible, reduce flood risk.
- Improve leisure facilities in line with the Wiltshire Council Leisure Services Review.

## QUESTIONS

**Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?**

## Potential Development Sites

### Where should development take place?

25. Land around much of Warminster is being promoted for development by landowners or prospective developers. From this larger amount of land, the Council is focusing its own assessment of a smaller pool potential development sites that are shown on the

map below. How these sites have been chosen is explained in a separate 'site selection report', published alongside this document. Not all these sites will be needed to meet the housing requirement in Warminster, further assessment will be carried out following the consultation to identify which site or site(s) will be proposed for allocations in the draft plan.

26. The Local Plan ensures the proposed scale of growth will be accommodated. The amount to be planned for takes account of development that is already certain and in the pipeline, including as many brownfield sites as can be relied on, such as those with planning permission.
27. But, if Warminster is to expand further, the next difficult question focuses on where and how the built-up area may need to extend to accommodate change. A large urban extension to the west of the town already sets a direction. So what role will the release of further greenfield land have and where is it most appropriate to consider development options.
28. Each potential development site has its own individual characteristics. Rarely is one site very clearly the best choice. There are a range of different constraints and opportunities associated with each. Some are common to several or even all potential development sites. The information below shows what features, possibly both good and bad, set each one apart from others under consideration using current evidence. This pool of sites can be used to allocate sites in either the Local Plan or neighbourhood plan. One or more sites in whole or part will be selected and the rest of the pool of the potential development sites will remain as they are – i.e. potentially available for consideration in any subsequent plan review. The results of this consultation might remove some sites, might restore others that were rejected or might even throw up new ones that have not so far been considered.
29. In Warminster, only a small amount of land is required in order to meet strategic housing requirements. The review of the neighbourhood plan may consider whether further land is needed for development to meet the community's needs. The Warminster Neighbourhood Plan can select sites for development for new homes, business and other uses to meet local needs and work would focus first on identifying opportunities using previously developed land. The pool of sites provided here is a starting point for any greenfield sites.

## QUESTIONS

**Is this the right pool of potential development sites? Are there any other sites we should be considering?**

**What land do you think is the most appropriate upon which to build? What type and form of development should be brought forward at the town?**

**Are there important factors you think we've missed that need to be considered generally or in respect of individual sites?**



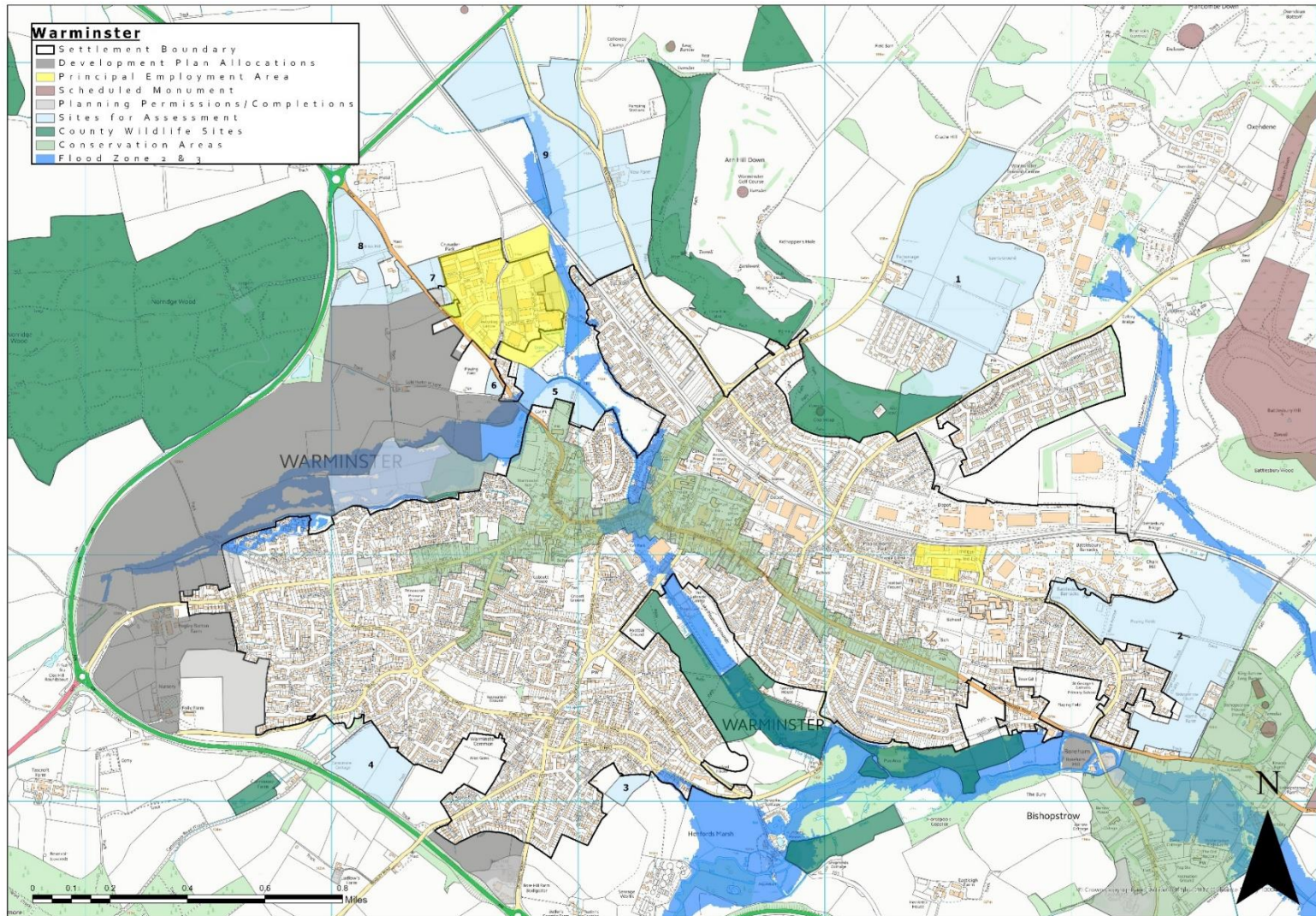


Figure 1 Map showing potential development sites for assessment

Nine potential sites have been identified in Warminster for further assessment of their development potential. Not all of these sites will be allocated for development. Given the relatively small amount of land that needs to be planned for at Warminster, not all of any particular site may be required at this time, but it would be sensible to consider the area as a whole when decision-making. Key considerations for these potential site options are provided below.

**Considerations relevant to all of the sites:**

- All sites would be required to make financial contributions towards the delivery of new early years, primary school places and health services at the town.
- Kingdown Secondary School is on a restricted site and a satellite expansion at the West Urban Extension is planned. Secondary school provision is a key consideration for all sites.
- The settlement is surrounded by visually and environmentally sensitive landscapes, which vary in character. Potential impacts on the landscape will need to be assessed at all sites.
- High groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required for all sites, other than site 8.
- Phosphates/nitrates is a key consideration for all sites.
- Potential impacts on the A36 and A350 need to be assessed.

**Site 1: North Warminster (Warminster 1), Land North of Elm Hill (Warminster 2) and Land South of Elm Hill (Warminster 3) (SHELAA sites 2069, 2070, 2071)**

- The western and southern boundaries will require significant habitat buffers.
- An onsite primary school would be required.
- The landscape is characterised by the dramatic hills and the ridgelines that rise to the north, east and west of the site and contribute to the locally distinctive sense of place associated with the chalk hills. As such, the landscape has a medium to high sensitivity to change.

**Site 2: Land North of Woodcock Road (Warminster 6), Land south of the Railway Line (Warminster 7), Land East of the Dene (SHELAA sites 2074, 2075, 603, 772704)**

- There are opportunities for development at this site to enhance the railway corridor and ecological connectivity through the site.
- A housing development would need to be accompanied by new facilities with early years and primary education places.



- The site is archaeologically constrained. Any development of this site would need to assess and fully address effects on nearby King Barrow Scheduled Monument and any high value archaeological remains onsite.
- Potential harm to nearby designated assets significantly reduces the potential developable area of land in the south of the site. With development being more suited to the north. However, land to the north of the site contributes to the setting of the Battlesbury Camp Scheduled Monument and so any impacts on these important heritage assets will need to be considered.
- The landscape is characterised by the dramatic hills rising to the north and east of the site and it contributes to the separation between the town and the outlying rural settlements. As such, it has a medium landscape sensitivity.
- Areas of flood zone 2 and 3 associated with a watercourse to the north-east of the site reduce the developable area, but it presents an opportunity to enhance green/blue infrastructure.

**Site 3: Land adjacent to Fanshaw Way (SHELAA site 3242)**

- Potential bat foraging along the site boundaries and immediately offsite. Significant habitat buffers would be required.
- Surface water flood risk requires further investigation and a water drainage strategy would likely be required.

**Site 4: Land at Warminster Common and Land south of Wren Close, Warminster (SHELAA sites 275, 3667)**

- Cannimore Road is an important wildlife corridor for dormice and bats which are protected species. Significant habitat buffers would be required to avoid ecological impact, including the provision of additional habitat buffers along the A36 and the eastern boundary to alleviate disturbance from road traffic (noise and air quality).

**Site 5: Land at Church Street (SHELAA site 303)**

- The site forms part of an important green corridor into Warminster from the north west. Development at the site would likely require significant mitigation measures.
- The site is archaeologically constrained and there is a considerable risk that development will have a significant adverse effect on archaeological remains on site.
- There is a sensitive historic environment on this site due to its situation within the setting of the Grade II\* listed Parish Church of St Deny's. This is likely to impact the developable area of the site considerably as the setting of the listed Church is considered to be extensive.

- The site is enclosed and subject to riparian vegetation and mature trees surrounding the churchyard. The Were flows through the site and is a highly valuable green/blue corridor. Consideration of the impact on these two landscape features is required and additionally, their contribution to local sense of place need to be taken into account.
- The location of The Were means that just under half of the site is not suitable for housing/other development vulnerable to flooding.
- Surface water flood risk is likely to reduce the developable area further and a drainage strategy is likely to be required.

**Site 6: Land Adjacent 89 Bath Road Warminster Wiltshire BA12 8PA (SHELAA site 845314)**

- This site forms part of an important green corridor into Warminster from the north west. Development at the site would likely require significant mitigation measures.

**Site 7: 44 & 48 Bath Road (SHELAA site 1030)**

- This site forms part of an important green corridor into Warminster from the north west. Development at the site would likely require significant mitigation measures.

**Site 8: Land at Brick Hill and Land between Bath Road and A36 (SHELAA Sites OM005, 2091)**

- This site forms part of an important green corridor into Warminster from the north west. Development at the site would likely require significant mitigation measures.
- The site is subject to historic landscape features. Norridge Wood Ancient Woodlands is within a 100m of the site. The west of the site formerly formed part of the Ancient Woodland and has retained a legible character. Consideration of the potential impacts on the historic landscape character is required.

**Site 9: Land at New Farm, Warminster (SHELAA site 3767)**

- Arn Hill Down County Wildlife Site adjoins the easternmost boundary of the site and a significant habitat buffer would be required.
- Careful consideration of the landscape impact on Arn Hill Down and its setting will be needed, including the importance of the existing visual separation between Warminster and Upton Scudamore and other landscape features.
- Flood zones 2 and 3 associated with the watercourse to the west of the site reduces the developable area by approx. 10%. This also provides a green and blue infrastructure opportunity. Development in this area would need to be carefully planned to address drainage.

## Settlement profiles

30. When planning for growth it is important to consider the characteristics of the town in terms of important services and infrastructure (green infrastructure, health, education, transport and utilities), as well as housing need and the local economy. The following profiles therefore summarise measures in place or being put in place to address known infrastructure issues and their timing, what additional provision would be needed to support growth and what other opportunities there may be.

### QUESTIONS

**Are there any other issues or infrastructure requirements that should be identified?**

Topic	Comment
Education	<p>The West Warminster Urban Extension is projected to consume any surplus places in existing early years education provision.</p> <p>A surplus in primary years places is forecast following the reduction in military personnel at the town. This will most likely create spaces in the east of the town.</p> <p>There is a planned 30 place expansion of Kingdown School to be located at the West Urban Extension. A small surplus of places is emerging.</p> <p>Planned changes at the garrison are likely to have a further impact on secondary school capacity.</p>
Energy	<p>According to Scottish and Southern Electricity Network's (SSEN) Network Capacity Map, the substation and supply points in and around Warminster are currently unconstrained. They are also unconstrained in relation to energy generation, according to SSEN's Generation Availability Map.</p>
Green and Blue Infrastructure	<p>A multi-functional 'Local Green Blue Infrastructure (GBI) Network' has been identified and is shown on the map in figure ii below. The Map indicates areas where improvements will need to be sought – i.e. in the form of functional and sufficiently scaled corridors within which the aim would be to consolidate and incorporate new green and blue spaces into the existing GBI networks.</p> <p>The map in figure iii below identifies biodiversity and heritage assets which are also GBI assets. These features are important waypoints within the existing landscape and should be considered as being integral to how new development areas are sensitively planned.</p>

Topic	Comment
Sport and Leisure Facilities	<p>At Warminster there is an identified need for the following, as identified by the Wiltshire Playing Pitch Strategy:</p> <ul style="list-style-type: none"> <li>• Sports pitches: There is a need for a full size 3G ATP in the area of Warminster / Westbury. Grass Pitches are to be supplied via the West Warminster Urban Expansion.</li> </ul> <p><b>Leisure Facilities</b></p> <ul style="list-style-type: none"> <li>• Wiltshire Council is in the process of undertaking a Leisure Facility Needs Analysis. Any requirements relating to Warminster Sports Centre will be informed by this work, which will include planned growth and demand.</li> </ul>
Health	There is one GP surgery, which does have capacity issues.
Housing needs	<p>In the years 2016-2036 the older population is expected to increase by 21% in the 60-74 age group and 89% in the 75+ age group. At the same time the 0-14 age group is expected to increase by 2% and the 15-29 age group to by 2%. Finally, the 30-44 age group is expected to decrease by 1% and the 45-59 age group to decrease by 19%.</p> <p><b>Local Household Incomes</b></p> <p>The annual average gross income is £38,300 and the net income after housing costs is £26,000.</p> <p><b>Affordability Ratio (based on 2 bed property)</b></p> <p>Median price is £172 100  Annual gross income £38 300  Affordability ratio is 4.49.</p>
The local economy	<ul style="list-style-type: none"> <li>• High concentration of jobs in Education, Health &amp; Social Work, and Manufacturing</li> <li>• Longleat Enterprises plan to develop a major hotel/conference facility to augment core businesses, potentially significantly increasing their tourism/hospitality jobs</li> <li>• West Warminster Urban Extension allocation includes 6 ha of employment land</li> <li>• Very limited supply of employment sites and premises available in Warminster, particularly affordable sites</li> <li>• Woodcock Industrial Estate needs urgent upgrade</li> <li>• Crusader Park and Warminster Business Park not operating at full capacity</li> <li>• Town centre vacancy rates are consistent with the national average.</li> </ul>

Topic	Comment
	<ul style="list-style-type: none"> <li>There is no or limited capacity for additional convenience and comparison retail floorspace up to 2036.</li> </ul>
Transport	<p><b>Key features</b></p> <p>Warminster is well served by the A36 / A350 which provides a direct link to west Wiltshire, Bath, Salisbury and the south coast. The A36 provides a bypass for Warminster and alleviates the majority of through traffic.</p> <p>Warminster is served by bus routes to west Wiltshire, Bath and Salisbury. There is also a town bus service serving those areas lying away from the inter-urban routes.</p> <p>Warminster rail station provides good connectivity within and beyond the county.</p> <p><b>Current constraints/local concerns</b></p> <ul style="list-style-type: none"> <li>AM and PM peak hour delays on the B3414 High Street / Market Place particularly at the Weymouth Street junction.</li> <li>Warminster town centre has a linear high street which can result in large cross-town traffic movements. This is exacerbated by the presence on the east side of town of the sole secondary school and the army garrison.</li> <li>Peak hour traffic delays on Station Road and into key destinations affecting bus services.</li> <li>Facilitating future development growth may increase pressure on east to west routes via Warminster town centre - only two routes currently facilitate this internal movement. This may cause rat running through residential and rural roads.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>The regeneration of the Central car park area as proposed in both the town and neighbourhood plans could help improve present traffic flows and reduce congestion.</li> <li>Extension of TransWilts train services through to Salisbury and Southampton.</li> <li>Opportunities for walking/cycling in the vicinity of the Warminster Urban Extension (WUE) will be brought forward via development and contributions.</li> </ul>



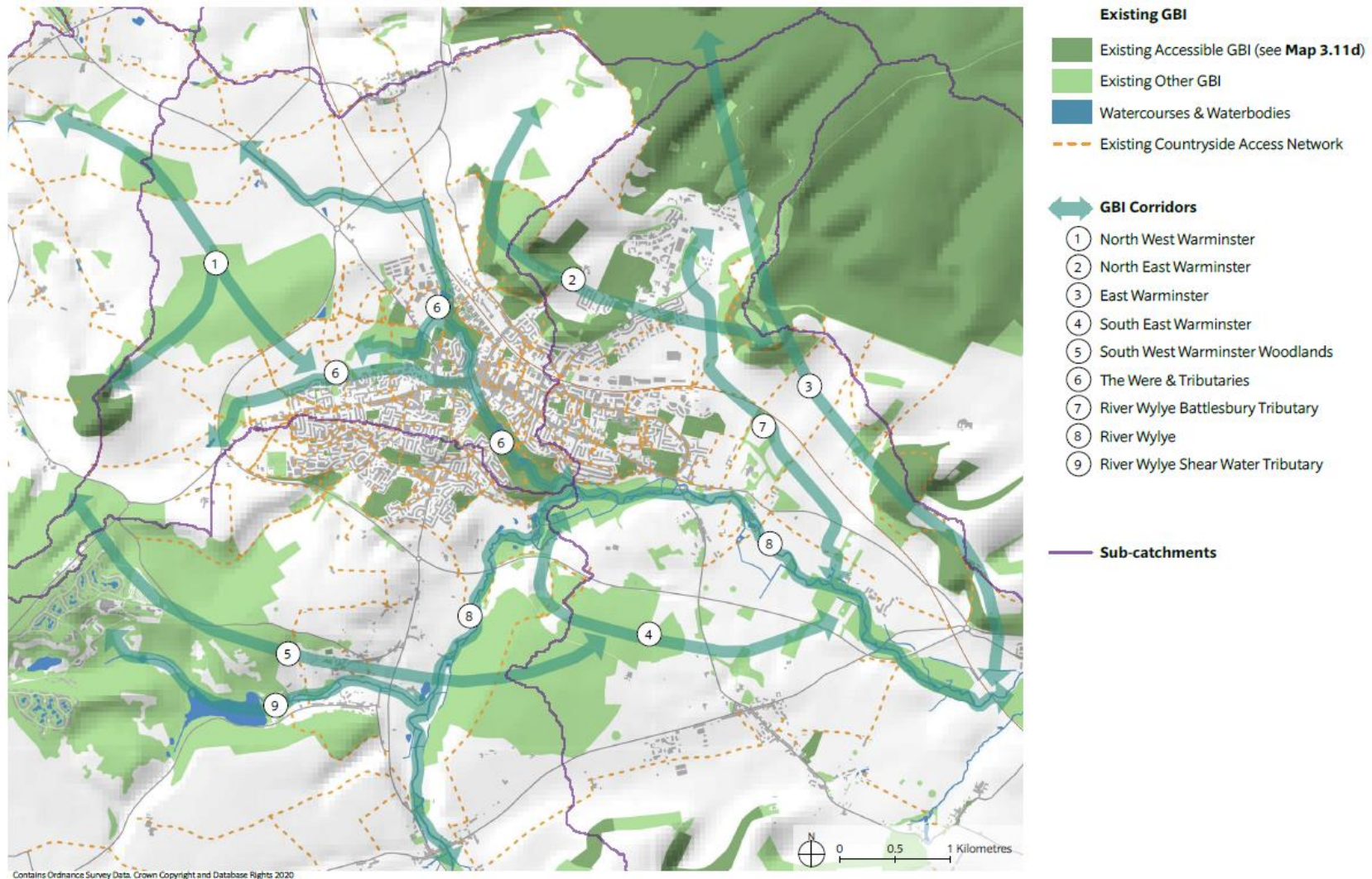


Figure 2 Map showing Warminster Green and Blue Infrastructure Network and improvement corridors (numbered).  
 (These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)



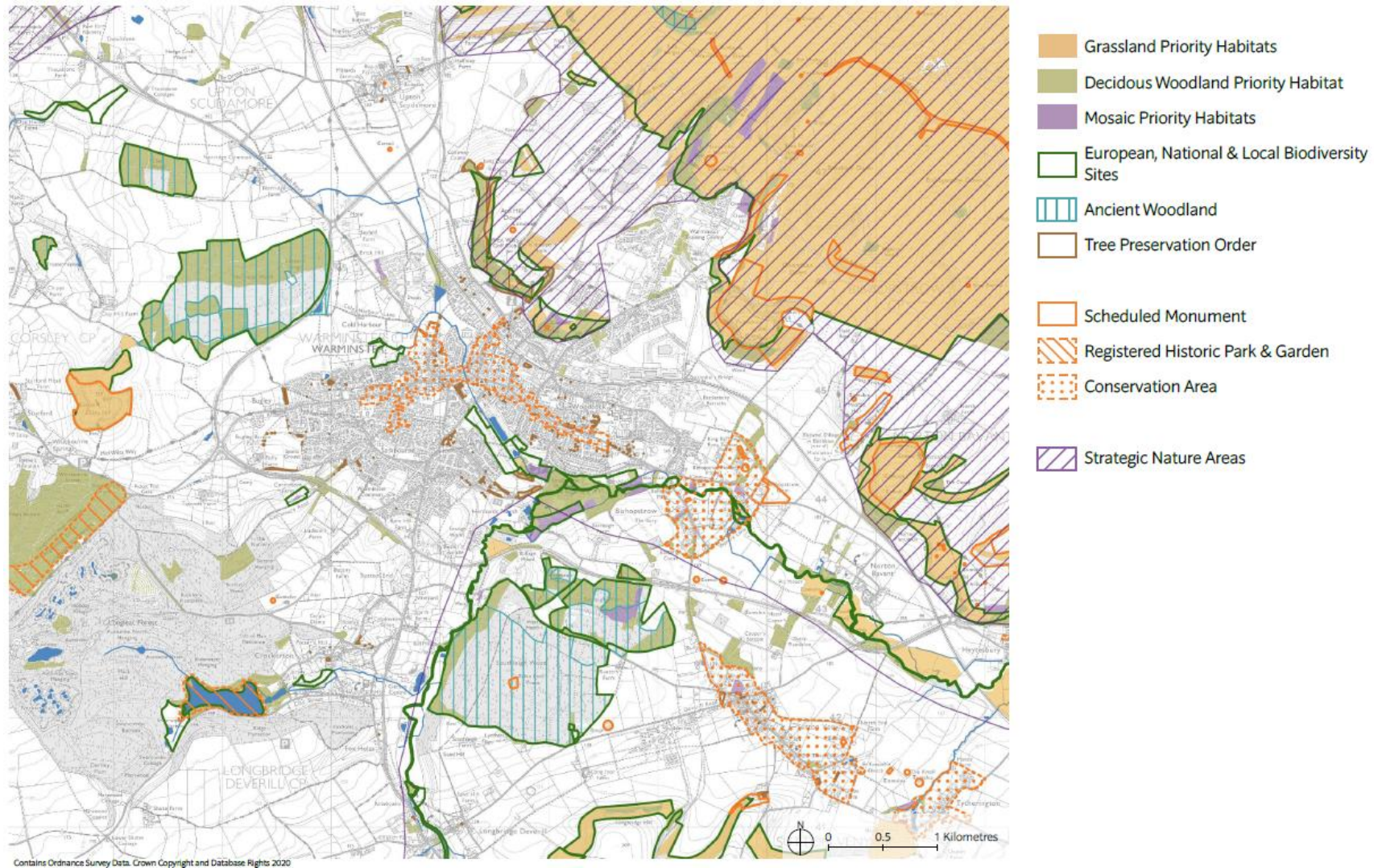


Figure 3 Map showing Warminster Green and Blue Infrastructure Assets in relation to Biodiversity and Heritage.

(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)