

# AGENDA

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**Meeting:** Strategic Planning Committee  
**Place:** The Kennet Room - County Hall, Trowbridge BA14 8JN  
**Date:** Wednesday 15 June 2016  
**Time:** 10.30 am

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Please direct any enquiries on this Agenda to Roger Bishton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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## Membership:

Cllr Andrew Davis (Chairman)	Cllr Charles Howard
Cllr Tony Trotman (Vice Chairman)	Cllr David Jenkins
Cllr Glenis Ansell	Cllr Christopher Newbury
Cllr Trevor Carbin	Cllr Fred Westmoreland
Cllr Terry Chivers	Cllr Bridget Wayman
Cllr Stewart Dobson	

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## Substitutes:

Cllr Ernie Clark	Cllr Paul Oatway
Cllr Brian Dalton	Cllr James Sheppard
Cllr Bill Douglas	Cllr Ian West
Cllr Mary Douglas	Cllr Jerry Wickham
Cllr Dennis Drewett	Cllr Graham Wright
Cllr George Jeans	Cllr Magnus Macdonald

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## PART I

### Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meetings** (*Pages 5 - 58*)

To approve and sign as a correct record the minutes of the meetings held on 11 May and 2 June 2016. (Copies attached)

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

#### Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 10.20am on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

#### Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Corporate Director) no later than 5pm on **Wednesday 8 June 2016**. Please contact the officer named on the front of this agenda for further advice. Questions may be

asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **West Warminster Urban Extension Masterplan** (*Pages 59 - 220*)

A report by the Associate Director, Economy & Planning is attached.

7 **Date of the Next Meeting**

To note that the next scheduled meeting of this Committee is due to be held on Wednesday 13 July 2016, at County Hall, Trowbridge, starting at 10.30am.

8 **Urgent Items**

Any other items of business, which in the opinion of the Chairman, should be taken as a matter of urgency.

**PART II**

**Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

**None**



## **STRATEGIC PLANNING COMMITTEE**

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### **MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 11 MAY 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

#### **Present:**

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Jerry Wickham (Substitute) and Cllr Bridget Wayman

#### **Also Present:**

Cllr Russell Hawker, Cllr Dick Tonge, Cllr Roy While and Cllr Gordon King

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#### **22 Apologies for Absence**

The Committee noted that at its meeting the previous day, Council had appointed Cllr Bridget Wayman to membership of this Committee in place of Cllr Bill Moss. The Chairman, on behalf of the Committee, welcomed Cllr Bridget Wayman to the meeting.

An apology for absence was received from Cllr Christopher Newbury and Cllr Fred Westmoreland who was substituted by Cllr Jerry Wickham.

#### **23 Minutes of the Previous Meeting**

##### **Resolved:**

**To confirm and sign the minutes of the previous meeting held on 13 April 2016.**

#### **24 Declarations of Interest**

There were no declarations of interest.

#### **25 Chairman's Announcements**

There were no Chairman's announcements made at the meeting.

#### **26 Public Participation and Councillors' Questions**

No questions had been received from councillors or members of the public.

The Chairman welcomed everyone to the meeting. He then explained the rules of public participation and procedure to be followed at the meeting.

27 **15/10446/FUL - Whitehall Garden Centre, Corsham Road, Lacock, Wiltshire, SN15 2LZ - Redevelopment of Whitehall Garden Centre for New and Replacement Buildings to Facilitate the Re-ordering of the Site, Including Parking Areas and Landscaping.**

**The following people spoke against the application:**

Ms Linda Newbury, a local resident

Mrs Anne Henshaw, representing Campaign to Protect Rural England

**The following people spoke in support of the application:**

Mr Richard Cosker, planning consultant

Mr Andrew Aldridge, architect

Mr Peter Self, applicant

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that planning permission be granted subject to a legal agreement and conditions.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Dick Tonge, the local Member, who expressed some concern regarding the resulting impact on traffic queuing along Corsham Road to access the expanded site and also an inadequate turning circle for large vehicles inside the site. He was also concerned that retained planning policy advice did not appear to provide any restrictions to the size of the development.

During discussion the following points were raised:

- The need to balance the proposed expansion of the business, as set out in the application, with effect on the local population and the traffic.
- The main access to and egress from the site especially for large vehicles and a suitably large turning circle.
- The need for an additional emergency entrance to the site.

**Resolved:**

**To grant planning permission, subject to:**

**(1) A legal agreement to secure the costs associated with the following off-site elements, via a signed Unilateral Undertaking:**

- **Implementation of a parking restriction on Corsham Road and/or Notton Lane.**
- **Adjustment of phasing/timing of the traffic light controls at the Corsham Road/A350 junction.**
- **Alterations to the junction between Notton Lane and Corsham Road, together with any associated signage.**
- **Making of a Traffic Regulation Order for the imposition of a speed limit on Notton Lane.**

**(2) The following conditions:**

**1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

**2 The development hereby permitted shall be carried out in accordance with the following approved plans:**

**P01 rev B - Proposed Site Layout Plan  
P02 rev B - Proposed Roof Plan  
P04 rev A - Proposed Elevations - Sheet 1 of 3  
P05 rev A - Proposed Elevations - Sheet 2 of 3  
P06 rev A - Proposed Elevations - Sheet 3 of 3  
P07 rev A - Site Sections - Sheet 1 of 5  
P08 rev A - Site Sections - Sheet 2 of 5  
P09 rev A - Site Sections - Sheet 3 of 5  
P10 rev A - Site Sections - Sheet 4 of 5  
P11 rev A - Site Sections - Sheet 5 of 5**

**Received 20 October 2015**

**P13 - Designated External Storage Areas**

**Received 27 April 2016**

**REASON: For the avoidance of doubt and in the interests of proper planning.**

**3 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.**

**4 No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

**REASON: In the interests of visual amenity and the character and appearance of the area.**

**5 No render shall be applied to any building or walls on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.**

**REASON: In the interests of visual amenity and the character and appearance of the area.**

**6 No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the**

interests of visual amenity and the character and appearance of the area.

**7** No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- \* location and current canopy spread of all existing trees and hedgerows on the land;
- \* full details of any to be retained, together with measures for their protection in the course of development;
- \* a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- \* finished levels and contours;
- \* means of enclosure;
- \* car park layouts;
- \* other vehicle and pedestrian access and circulation areas;
- \* all hard and soft surfacing materials; and
- \* minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

**8** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the buildings or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the first use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

**REASON:** To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

**9** No part of the development hereby permitted, including demolition works associated with the preparation of the site, shall commence on site until the new access to the highway has been constructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved access shall be maintained for those purposes at all times thereafter.

**REASON:** In the interests of highway safety.

**10** No part of the development hereby approved shall be brought into use until the parking areas as shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details, including the provision of controlled accesses as detailed. These areas shall be maintained and remain available for their respective uses at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

**11** No part of the development hereby approved shall be first brought into use until the areas allocated for deliveries and servicing have been laid out in accordance with the approved plans. These area shall be kept clear of obstruction and shall not be used other than for the parking of vehicles and deliveries in connection with the operation of the development hereby permitted at all times thereafter.

**REASON:** To ensure that adequate provision is made for servicing and loading/unloading within the site in the interests of highway safety.

**12** Notwithstanding the submitted details, no installation or use of an ice rink or other ice skating facility shall take place until full details including:

- (a) siting of the rink;
- (b) proposed means of enclosure;
- (c) hours of operation;
- (d) any additional lighting;
- (e) any sound or amplified music system; and
- (f) means of limiting noise and light spill

have been submitted to and approved in writing by the Local Planning Authority. Any such facility shall be operated in full accordance with the approved details at all times whenever in situ thereafter.

**REASON:** In order to secure the creation of an area free from intrusive levels of noise and activity, in the interests of local amenity.

**13** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), excepting temporary development associated with the construction of the development hereby approved, no development within Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) shall take place anywhere within the site.

**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for temporary development of the land.

**14** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

**15** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first floor level shall be constructed in the development hereby permitted.

**REASON:** In the interests of town centre vitality and viability, in order to enable the Local Planning Authority to consider individually whether planning permission should be granted for additional floor space.

**16** No subdivision or amalgamation of any kind shall take place within the areas marked 'Building 1', 'Building 2', Building 3 Units B, C & D independently or 'Building 4'.

**REASON:** In the interests of protecting the vitality and viability of town centres and to enable the Local Planning Authority to consider individually whether planning permission should be granted for an alternate mix of retail units on the site.

**17** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), Building 6 as indicated on drawing ref. P01 rev A (Proposed Site Layout Plan) shall be used solely for purposes within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

**REASON:** The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class, having regard to the circumstances of the case.

**18** Notwithstanding the submitted plans, retail of comparison goods falling outside the definition of 'gardening items' as set out at the 'range of goods' subsection to Paragraph 3.3 of the submitted Supplementary Town Centre Uses Statement (CBRE, February 2016), namely:

garden furniture; barbecues, chimineas, fire pits and associated tools and fuel (such as coal, coke, briquettes, firewood, charcoal and peat); natural and artificial Christmas trees and related goods including decorations; motorised tools and equipment (such as electric drills, saws, sanders and hedge cutters, garden tractors, lawnmowers, cultivators, chainsaws and water pumps); garden tools (such as wheelbarrows, watering cans, hoses, spades, shovels, rakes, forks, scythes, sickles and secateurs); hand tools (such as saws, hammers, screwdrivers, wrenches, spanners, pliers, trimming knives, rasps and files); ladders and steps; hardware and fittings for the garden (such as chains, grids, stakes and hoop segments for fencing and bordering); fencing panels and associated materials for garden security and decoration; natural and artificial flowers and foliage, plants, shrubs, bulbs, tubers, seeds, fertilizers, composts, garden peat, turf for lawns, specially treated soils for ornamental gardens, horticultural preparations, pots and pot holders; garden and outdoor activity clothing and footwear; gifts for home and garden; pets and smallholding animals and associated foodstuffs; veterinary and grooming products including veterinary and grooming services; cat litter, collars, leashes, kennels, birdcages, fishing and reptile equipment; aquatic



and pond goods and similar products associated with fish; spas, swimming pools and related products.

shall be restricted solely to Building 4 - Areas C, D & I; Building 1; and Unit 3A, as marked on drawing ref. P01 rev A (Proposed Site Layout Plan) only and shall not be displayed or sold in any location elsewhere on site.

**REASON:** In the interests of protecting the vitality and viability of town centres.

**19** No display or sale of clothing items shall take place outside of the areas marked 'D' and 'H' within Building 4 as marked on drawing ref.P01 rev A (Proposed Site Layout Plan). Clothing sales shall be restricted to such items that are directly associated with and ancillary to gardening or other similar physical outdoor activity as agreed by the local planning authority.

**REASON:** In the interests of protecting the vitality and viability of town centres.

**20** No display or sale of items defined as convenience goods shall take place outside of the area marked 'Building 1' on drawing ref. P01 rev A (Proposed Site Layout Plan). Building 1 shall be used solely for the sale of convenience goods and/or retail falling within the definition of 'gardening items' as set out at the 'range of goods' subsection to Paragraph 3.3 of the submitted Supplementary Town Centre Uses Statement (CBRE, February 2016) and for no other purpose whatsoever.

**REASON:** In the interests of protecting the vitality and viability of town centres.

**21** No materials, goods, machinery, equipment, skips, crates, containers, waste or any other item not on retail display shall be deposited or stored outside the areas outlined on drawing ref. P13 (Designated External Storage Areas) or in excess of the maximum heights indicated on the aforementioned plan.

**REASON:** In the interests of the appearance of the site and the amenities of the area.

**22** The delivery and despatch of goods to and from the site shall be limited to the hours of 0700 and 1900 on Mondays to Fridays, 0800 and 1800 on Saturdays, and at no time on Sundays and Bank or Public Holidays.

**REASON:** To ensure the creation of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**23** There shall be no customers/members of the public on the site outside the hours of 0700 and 2200 from Mondays to Fridays, 0800 and 2200 on Saturdays, and 1000 and 2000 on Sundays and Bank or Public Holidays.

**REASON:** To ensure the creation of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**24** Other than that detailed in the approved scheme of lighting, no additional external lighting shall be installed on site. The development hereby permitted shall not be first brought into use until a method statement for the monitoring of light emissions post development from the site has been submitted to the LPA. The assessment shall be designed in order to demonstrate that the proposed scheme of external lighting achieves the criteria for Environmental Zone E1 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012.

Prior to the date three months from the date on which the development has been first brought into use the agreed programme of monitoring shall have been carried out in full and the results submitted to and approved in writing by the Local Planning Authority.

**REASON:** In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

**25** The development hereby permitted shall not be brought into use until the areas for shopping trolley storage as indicated on plan ref. P13 (Designated External Storage Areas) have been laid out in full and brought into operation. The approved areas shall thereafter be maintained in operation in accordance with the approved details.

**REASON:** In the interests of the character, appearance and amenities of the area.

**26** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, with a discharge limited to 12 l/s and full details with program of

how the site will be developed to ensure the flow rate from the site will not be exceeded (especially during construction) and includes a maintenance regime has been submitted to and approved in writing by the Local Planning Authority. Once the development hereby approved is implemented, no surface water shall be discharged offsite until surface water drainage has been constructed in accordance with the approved scheme.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

**27** No development shall commence on site until a scheme for the discharge of foul water from the site, including any identified capacity improvements required to the public foul sewer system to take any increase in pumped discharge rate, has been submitted to and approved in writing by the Local Planning Authority. Once implemented, the development hereby approved shall not increase its discharge rate until foul water drainage including any capacity improvements to the public system has been constructed in accordance with the approved scheme.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

**28** No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;

- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;**
- h) measures for the protection of the natural environment; and**
- i) hours of demolition and construction, including collection of waste and deliveries;**

**has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the demolition and construction phases.**

**INFORMATIVE TO APPLICANT:**

**The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).**

**INFORMATIVE TO APPLICANT:**

**Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.**

**INFORMATIVE TO APPLICANT:**

The applicant is reminded of the need to obtain separate Land Drainage Consent for any drainage works comprising the extinguishment and/or creation of new outfall points at the adjacent watercourse.

**INFORMATIVE TO APPLICANT:**

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

**INFORMATIVE TO APPLICANT:**

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way adjacent to the site, temporarily or otherwise.

**INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

**INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**INFORMATIVE TO APPLICANT:**

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

**INFORMATIVE TO APPLICANT:**

**Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**

**INFORMATIVE TO APPLICANT:**

**The applicant is requested to note the concerns of Committee Members in respect of the lack of a designated secondary/emergency vehicular access to the site within the approved scheme. It is recommended that this is given further consideration with a view to ascertaining whether subsequent improvements could be made in this respect. Council officers are willing to provide advice and support in this matter if required.**

**28 16/00497/OUT - Land east of Semington Road, Melksham - Outline application for the erection of up to 150 dwellings with access, new village hall and areas of open space (Resubmission of 14/07526/OUT)**

**The following people spoke against the application:**

Mr Martin Haffenden, a local resident

Cllr Richard Wood, representing Melksham Without Parish Council

**The following person spoke in support of the application:**

Mr Michael Robson, of Strutt & Parker LLP, representing the applicant

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that the granting of planning permission be delegated to the Area Development Manager, subject to the prior completion of a legal agreement within the next six months to cover matters identified within section 9.9 of the report and subject to planning conditions.

It was noted that the application was a resubmission of a previously refused application (ref 14/07526/OUT) which had been determined by this Committee on 21 January 2015 the day after the Core Strategy was adopted by the Council.

Members then had the opportunity to ask technical questions after which they heard the views of members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Roy While, the local Member, who whilst appreciating the concerns of those who had objected, was in general support of the application.

After some discussion,

**Resolved:**

**To delegate to the Area Development Manager to grant planning permission, subject to:**

**(1) the prior completion of a legal agreement, within the next 6 months, to cover the following matters:**

- affordable housing
- education
- open space & play provision
- highways
- refuse infrastructure
- public art
- village hall

**(2) and subject to the following planning conditions:**

**CONDITIONS:**

**1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004**

**2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site;**

**The development shall be carried out in accordance with the approved details.**

**REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.**

**3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan DWG NO 3878\_001B received 19 January 2016

Site Access Plan DWG NO 30523/5505/SK01 rev C received 16 February 2016

Parameter Plan DWG NO 3878\_020\_B received 20 April 2016

**REASON:** For the avoidance of doubt and in the interests of proper planning.

5. No development shall commence on site until:

- A scheme for the preservation and enhancement of the old line of the Wilts and Berkshire Canal and a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the conservation and recording of any matters of archaeological interest.

6. No development shall commence on site until a scheme that includes the following components to deal with the risks associated with contamination on the site have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which identifies:

a) Potential contaminants associated with those uses

b) A conceptual model of the site indicating sources, pathways and receptors

c) Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on point 1 above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in point 2 above; and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the



remediation strategy as required by point 3 above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**REASON:** To protect controlled waters from pollution

7. No development shall commence on site (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:
- a) Risk assessment of potentially damaging construction activities;
  - b) Identification of 'biodiversity protection zones';
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including reptiles, badgers, nesting birds, great crested newts, hedgerows, bats, veteran willow trees;
  - d) The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
  - e) The times during construction when specialists ecologists need to be present on site to oversee works;
  - f) Responsible persons and lines of communication;
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
  - h) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
  - i) An Ecological Mitigation Plan to provide a visual representation of all required mitigation measures;
  - j) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

**The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.**

**A report should be prepared by a professional ecologist / the Ecological Clerk of Works certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.**

**REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats, to ensure that approved mitigation and compensation works are carried out and completed as approved and in line with current best practice guidelines, and to ensure adequate professional ecological expertise is available to assist those implementing the development to comply with statutory requirements, planning conditions and any relevant protected species licence, during construction.**

- 8. No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information:**
- a) Full specification of habitats to be created, including locally native species of local provenance and locally characteristic species, including planting at the site entrance to minimise disturbance to bats emerging from/returning to the roost in the farmhouse, habitat creation for great crested newts, infill and reinforcement planting of existing hedgerows and new hedgerow planting, species-rich wildflower meadows and tussocky grasslands and SUDS wetlands;**
  - b) Description and evaluation of features to be managed; including location(s) shown on a site map;**
  - c) Landscape and ecological trends and constraints on site that might influence management;**
  - d) Aims and objectives of management;**
  - e) Appropriate management options for achieving aims and objectives;**
  - f) Prescriptions for management actions;**

- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10-year period);**
- h) Details of the body or organisation responsible for implementation of the plan;**
- i) Ongoing monitoring and remedial measures;**
- j) Timeframe for reviewing the plan;**
- k) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.**

**The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.**

**The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.**

**The LEMP shall be implemented in full in accordance with the approved details.**

**REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.**

- 9. No development shall commence on site until a lighting design strategy for biodiversity for buildings, features or areas to be lit shall be submitted and approved in writing by the local planning authority. The strategy shall:**
- a) Identify those areas/features on site that are particularly sensitive for foraging and commuting bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, foraging;**
  - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including a Lux plot) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and**
  - c) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles**

**All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.**

**REASON:** To minimise light spillage into hedgerows and trees, to ensure no illumination of the bat roost and to maintain dark foraging and commuting corridors for bats, particularly along the northern boundary hedgerow. No development shall commence on site until a scheme for the preservation and enhancement of the old line of the Wilts and Berkshire Canal and a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and the approved programme of archaeological work has been carried out in accordance with the approved details.

10. No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

**REASON:** In the interests of sustainable development and climate change adaptation.

11. No development shall commence on site until a scheme for mitigating the effects of noise on the approved housing from road traffic has been submitted to and approved in writing by the Local Planning Authority. All works comprised in the approved scheme shall be completed in accordance with a timetable to be agreed with the local planning authority.

**REASON:** To minimise the disturbance which that could otherwise be caused to incoming occupiers by noise from road traffic

12. No development shall commence on site (including any demolition works), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority; which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- g) measures for the protection of the natural environment.
- h) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with

in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

**REASON:** To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

13. No development shall commence on site until a dust suppression scheme is submitted to and approved in writing by the Local Planning Authority. The suppression scheme should be designed to minimise windblown dust from affecting adjoining neighbouring properties. This scheme should cover all the phases of the construction site, including earth works, spoil heap storage, vehicle movements and cutting of materials.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

14. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. No part of the development shall be occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture serving that part of the development have all been constructed and laid out in accordance with the approved details.

**REASON:** To ensure that the roads are laid out and constructed in a satisfactory manner.

15. No development shall commence on site until a waste audit regarding the construction of the site (part a-g) of Policy WCS6 of the Waste Core Strategy) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details

**REASON:** The application contained insufficient information to enable this matter to be prior to granting planning permission

16. No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure

and materials have been submitted to and approved in writing by the Local Planning Authority. No dwellinghouse shall be first occupied until the approved refuse storage for that dwelling has been completed and made available for use in accordance with the approved details and it shall be retained in accordance with the approved details thereafter

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

17. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five

years from the first occupation or the completion of the development, whichever is the later].

**REASON:** To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

18. No development shall commence on site until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker which should include the following:
- the drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing
  - the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.
  - No dwellinghouse shall be first occupied until foul water drainage has been constructed in accordance with the approved scheme

**REASON:** To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property

19. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme

**REASON:** To ensure that the development is adequately drained.

20. Prior to first occupation of any dwellinghouse the access shall have been provided in accordance with Peter Brett Associates plan 30523/5505/SK01/C.

**REASON:** In the interests of highway safety.

21. Prior to first occupation of any dwellinghouse the access shall be provided with visibility splays at a height not exceeding 600mm above carriageway level from a point measured 2.4 metres set back along the centre line of the access to points on the nearside carriageway edge 54 metres to the north and 44 metres to the south. The visibility so provided shall thereafter be maintained and kept clear of obstruction in perpetuity.

To safeguard visibility in perpetuity in a southern direction, the applicant/developer shall submit details and exact siting of a boundary fence or wall measuring 1.8m high to be positioned in

front of the existing boundary hedgerow facing Semington Road which requires to be cut back – the extent of which shall be agreed in writing by the Local Planning Authority, in consultation with the Highway Authority.

**REASON:** In the interests of highway safety.

**NOTE:** The above Grampian condition relates to land within either the applicant's control/ownership or on highway land.

22. Prior to first occupation of any dwellinghouse on the southern half of the red-lined site the emergency vehicle / pedestrian / cycle route access to Semington Road shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details so submitted shall include a 3.5 metre surfaced width route, and lockable, removable staggered barriers, closing the route to general motor vehicle use.

**REASON:** In the interests of highway safety.

23. Prior to first occupation of any dwellinghouse the emergency access to Semington Road shall be provided with visibility at a height not exceeding 600m above carriageway level from a point 1 metre set back along the centre line of the access to a point on the nearside carriageway edge 43 metres to the north. The visibility so provided shall thereafter be maintained and kept available in perpetuity.

**REASON:** In the interests of highway safety.

24. Prior to first occupation of any dwellinghouse on the southern half of the red-lined site a lowered kerb, tactile pedestrian crossing point shall have been provided opposite the emergency access to Semington Road in accordance with details to be first submitted to and approved by the Local Planning Authority.

**REASON:** In the interests of highway safety.

25. Prior to first occupation the roads, including footpaths and turning spaces, shall be constructed so as to ensure that each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

**REASON:** To ensure that the development is served by an adequate means of access.

26. No dwellinghouse shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with Council policy and parking standards.

**REASON:** In the interests of highway safety and the amenity of future occupants.



27. No dwellinghouse shall be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

**REASON:** In the interests of highway safety.

28. No dwellinghouse shall be occupied until a public art scheme for the site and a timetable for its subsequent installation have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proposal complies with the relevant public art policies.

29. No demolition or construction works on the site shall take place outside the following hours: 08:00 to 18:00 Mondays to Fridays; and 08:30 to 13:00 on Saturdays; and at any time on Sundays or Bank Holidays.

**REASON:** In the interest of protecting the amenity of nearby residential properties.

30. No burning of waste materials shall be permitted on the site at any time.

**REASON:** In the interest of protecting the amenity of nearby residential properties

31. The dwellings hereby permitted shall meet the relevant requirements of energy performance equivalent to Level 4 of the Code for Sustainable Homes. The development shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 or its equivalent has been achieved.

**REASON:** To comply with Core Policy 41 of the Wiltshire Core Strategy 2015

32. No dwelling or its curtilage shall be located within the boundary of the predicted 30Uem3 zone from the existing Wessex Water sewage treatment works as defined on Parameter Plan 3878\_020\_B received the 20 April 2014.

**REASON:** In the interest of protecting the amenity of future residents.

**INFORMATIVE 1:** This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 (and to be dated).

**INFORMATIVE 2:** The applicant is encouraged to approach the lead local flood authority to discuss potential modelling of the brook and to appreciate additional flows.

**INFORMATIVE 3:** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy>

**INFORMATIVE 4:** Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:  
the use of plant and machinery

- oils/chemicals and materials
- wheel-washing facilities
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

**INFORMATIVE 5:** Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures in, under, over or within 8 metres of the top of the bank of the Berryfield Brook, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of our controls.

**INFORMATIVE 6:** There are ordinary watercourses within or in close proximity to your site. If obstructions to the flow in the watercourses are

intended (permanently or temporarily, including culverting) the prior Land Drainage Consent from Wiltshire Council as the Lead Local Flood Authority will be required. The Drainage Team can be contacted at the following link to discuss their requirements:

<http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm>

**INFORMATIVE 7:** With regards refuse collection, the council will only operate on private land where an indemnity is signed by the landowner. The council will also require an indemnity to operate on any roads prior to their adoption

**INFORMATIVE 8:** The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition relating to water efficiency will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

**INFORMATIVE 9:** The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see these websites for further information:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/faq.aspx> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

**INFORMATIVE 10:** There is a low risk that Great crested newts are present on the application site. This species is protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if great crested newts are discovered, all works should stop immediately and Natural England (NE) should be contacted for advice on any special precautions before continuing, as a derogation licence may be required.

**INFORMATIVE 11:** The applicant is requested to note the concerns of Committee Members in respect of the lack of a footway along the eastern side of Semington Road. It is recommended that this is given further consideration with a view to ascertaining whether subsequent

improvements could be made to deliver a footway along the eastern side of the highway to the controlled crossings. Council officers are willing to provide advice and support in this matter if required.

- 29 **15/12551/OUT - Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire, BA13 3JS - Hybrid planning application seeking outline planning permission for the erection of up to 300 dwellings, public open space, highway infrastructure including bridge over avoiding railway line, and associated works (all matters reserved except access); and full planning permission for the erection of a sailing club and associated works.**

**The following people spoke against the application:**

Mr Francis Morland, a local resident  
Mr Garth Brocksopp, a local resident  
Cllr Sonja Harris, representing Dilton Marsh Parish Council  
Cllr Ian Cunningham, representing Westbury Town Council

**The following people spoke in support of the application:**

Ms Margaret Pell, representing the West Wiltshire Youth Sailing Association  
Mr Alex Wozniczko, Associate Director, Awcock Ward Partnership  
Mr Johnny Kidney, Director, Sulis Public Affairs

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. Members were informed that the proposal was a hybrid planning application which sought outline planning permission for the erection of up to 300 dwellings; and full permission for the erection of a sailing club house and a new access on to Station Road. There was a recommendation that the application be delegated to the Area Development Manager to grant planning permission, subject to the prior completion of a Section 106 legal agreement and conditions.

Members then had the opportunity to ask technical questions after which they heard the views of members of the public as detailed above, expressing their views regarding the planning application. It was pointed out by the team leader that the Section 106 legal agreement would require the developer to provide £2 million towards the future provision of a bridge over part of the railway line which is a recognised Council priority and required to ease traffic congestion in Westbury. The merits and necessity of having a 10 year clawback trigger was discussed. Members were informed that from previous planning permissions £1 million had already been bonded to contribute towards the delivery of the bridge, but a further £1 million was required to cover all the costs including contingencies for the bridge before it could be constructed.

Members were also informed of the other s106 developer obligations as set out in the officer's report and the agenda supplement. The team leader also

informed members that the application proposal had been subject to a formal viability appraisal, assessed by both officers and independent review; and that it had been substantively shown that for the scheme to be viable, it could not contribute towards any education or affordable housing provision. The team leader advised the committee that at pre-app stage, the Council's education team had confirmed that the developer would not be required to pay any financial contributions for education purposes claiming at preapp consultation stage that the two primary schools and one secondary school in the designated area all had capacity to accommodate the additional pupils generated by the development, and that there was sufficient early years provision within the town. Members were informed that the education team had changed their position during the formal planning application consultation stage. Planning officers considered the changed position to be unreasonable given that the consultation response was relatively recent and that it had substantively informed the developer before progressing with a formal planning submission.

Members were reminded that site viability was a material planning consideration and given that the scheme had been appraised in terms of viability, and that the applicant's had progressed the application submission shortly after the closure of the preapp, the team leader advised members that it would be unreasonable to obligate the developer to contribute towards education in this particular case.

Members were also informed that the development could not be financially hindered by affordable housing s106 obligations because of site viability. Members were advised that contributions could however be disaggregated for education and affordable housing (in addition to the referenced s106 obligations which would be imposed on the developer), but it was important to record that would consequently mean reducing the amount of money being directed to the delivery of the bridge; and given the delivery of the bridge had priority status, officers recommended that the money be directed for the future delivery of the bridge. To dilute the sum of money away from the bridge would potentially compromise its future delivery. Members were also informed that the Government was presently considering broadening the definition of affordable housing and that, if approved, at reserved matters stage, different types of affordable housing could still be accommodated within the scheme.

Members then heard the views of Cllr Russell Hawker, the local Member, who generally supported the application but did acknowledge the problems associated with the provision of the bridge and the traffic problems that would result until such time as the bridge was provided.

During discussion, Members expressed similar views regarding the provision of the bridge over the railway and considered that until the bridge was built the housing proposal would lead to a 'cul-de-sac' development and more traffic on the already congested Oldfield Road. It was also noted that Dilton Marsh Parish Council considered that the development would lead to more traffic

movements through the village but this had been disputed by the Traffic Engineer.

**Resolved:**

**To delegate to the Area Development Manager at a future date the decision to 1) grant full planning permission for the erection of the sailing club and its associated works (subject to conditions numbered 1-7) and; 2) grant outline planning permission for the residential development and associated works, subject to the prior completion of a s106 legal agreement covering the matters set out in Section 10 and the agenda supplement (dated 5 May 2016) which lists the developer obligations (subject to conditions numbered 8-32).**

**The s106 heads of terms shall comprise:**

- **The developer/applicant shall be required to pay £2million towards the cost of building a bridge over the railway line (to be subject to a 10 year clawback trigger);**
- **Sufficient land shall be safeguarded and kept free from development to ensure it is available to construct a bridge over rail line at a future stage (avoiding any ransom strips) and to include sufficient land for necessary bridge approaches, ramps and embankments;**
- **Sufficient land shall be safeguarded and kept free from development to make provision for a future second vehicular access to the railway station via the existing railway yard access road located to the north side of the site;**
- **The developer shall bear the costs of providing all the necessary highway infrastructure within the development site;**
- **The developer/applicant is required to cover the costs of all necessary TROs (Traffic Regulation Orders) to restrict parking within the development;**
- **The developer/applicant is required to cover the costs of amending Traffic Regulation Orders on Station Road;**
- **There is a requirement for a s278 agreement for the works on Station Road, including provision for new bus stops and footway extensions;**
- **There is a requirement for a s278 agreement for the works on the Mane Way/Oldfield Rd junction;**
- **The developer/applicant shall be required to pay a commuted sum of £26,586 (to be index linked) for the provision of refuse and recycling bins on site;**
- **The developer/applicant is required to pay a commuted sum of £1,698 for air quality action planning projects;**

- The developer/applicant is required to set up and confirm the responsibilities of an on-site management company to maintain all the public open space and the County Wildlife Site; and,
- The developer/applicant is required to make an on-site provision of 96100m<sup>2</sup> of adoptable open space of which 11009m<sup>2</sup> shall be allocated as specific play space (including allotments totalling 1062m<sup>2</sup> of space).

And the following conditions and informatives:

**Recommended conditions for the full planning permission for the sailing club:**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**REASON:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 0562-1002 (Location plan); 01D (Site plan - Clubhouse); 10C (Ground floor plan - Clubhouse); 11 (Roof plan - Clubhouse); 12 (Elevations - Clubhouse); 13 (Elevations - Clubhouse); 2409/P28a (Plan 3: Proposed Sailing Club – Tree Protection Strategy); PHL-003 rev C (Site access Sailing clubhouse Station)

**REASON:** For the avoidance of doubt and in the interests of proper planning.

3. No demolition, site clearance or development shall commence on the Sailing Clubhouse site (dwg no. 0562-1002) until the tree protection fencing as detailed on dwg no. 2409/P28a has been erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase of the Sailing Club and until all equipment, machinery and surplus materials have been removed from the Sailing Club site. Such fencing shall not be removed or breached during construction operations.

**REASON:** In order that the development is undertaken in an acceptable manner and to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

4. The Sailing Clubhouse hereby approved shall not be brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans (dwg no. 01D). The area shall be maintained for those purposes at all times thereafter.

**REASON: In the interests of highway safety**

**5. No external lighting shall be installed on the Sailing Clubhouse site (dwg no. 0562-1002) until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.**

**REASON: In the interests of biodiversity, the amenities of the County Wildlife Site and to minimise unnecessary light spillage above and outside the development site.**

**6. No demolition, ground works and vegetation clearance associated with the sailing club (dwg no. 0562-1002) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:**

- a) Risk assessment of potentially damaging construction activities;**
- b) Identification of ‘biodiversity protection zones’ and method of protection (e.g. retained County Wildlife Site habitats and vegetation);**
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) (e.g. pre-badger and nesting bird surveys may be required, sensitive construction of lake-side facilities, including slipway);**
- d) The location and timing of sensitive works to avoid harm to biodiversity features;**
- e) The times during construction when specialists ecologists need to be present on site to oversee works;**
- f) Responsible persons and lines of communication;**
- g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);**
- h) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;**
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.**

**The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.**



**A report prepared by a professional ecologist / the Ecological Clerk of Works certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.**

**REASON: To ensure adequate protection of retained habitats within the County Wildlife Site, protected species and sensitive working practices in relation to the lake (to avoid water pollution and reduction in water quality) associated with the construction of the sailing club, in the interests of biodiversity.**

**7. The slipways, jetties and ground preparation works shall be provided before any dwellings approved under the associated outline planning permission are first occupied.**

**REASON: To secure the necessary alternative provision of the facilities that are to be lost as a result of the development.**

**Conditions relating to the outline planning permission for the erection of up to 300 dwellings, public open space, highway infrastructure and associated works with all matters reserved except access**

**8. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

**9. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site;**

The development shall be carried out in accordance with the approved details.

**REASON:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

10. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

11. The development hereby permitted shall be carried out in accordance with the following approved plans: 0562-1000 (Location plan); 0562-1001 (Constraints plan); SK02 0563-2000 (Illustrative layout); 2409/P17h (Landscape strategy); 0562-2005 rev A (Parameters Plan) received 18 April 2016; Access (Station Road) - PHL-002 rev G (Site access junction Station Road); ATR-201 rev F (HGV and bus tracking Station Road access)

**REASON:** For the avoidance of doubt and in the interests of proper planning.

12. No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

13. No development shall commence on site until a scheme for the discharge of foul water from the site, including any required offsite capacity improvements to existing sewer system to provide capacity to serve the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

**14.** No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

**REASON:** In the interests of sustainable development and climate change adaptation.

**15.** No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

**Step (i) Site Characterisation:**

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;
- An assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater and surface waters, ecological systems, archaeological sites and ancient monuments;

**This must be conducted in accordance with DEFRA and the Environment Agency’s “Model Procedures for the Management of Land Contamination, CLR 11” and other authoritative guidance.**

**Step (ii) Submission of Remediation Scheme:**

**If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.**

**Step (iii) Implementation of Approved Remediation Scheme:**

**The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.**

**Step (iv) Reporting of Unexpected Contamination:**

**In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.**

**Step (v) Verification of remedial works:**

**Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.**

**A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).**

**The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.**

**Step (vi) Long Term Monitoring and Maintenance:**

**If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.**

**All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.**

**16. No development shall commence on the residential dwellings hereby approved until a scheme for protecting the residential dwellings against noise from the railway line; industrial noise from the railway sidings and any distributor roads, including a timetable for its implementation, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved scheme.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise the disturbance to incoming occupiers.**

**17. Development of the houses shall not commence until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the development (including the installation arrangements and the timing of such an installation) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.**

**REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.**

**18. No development shall commence on site until the new roundabout access on Station Road has been constructed in accordance with the**

approved plans (PHL-002 rev G – proposed site access junction Station Road)

**REASON:** In the interests of highway safety.

**19.** Prior to the commencement of the development, and notwithstanding the details shown on the submitted drawings, a detailed design scheme for the site transport infrastructure and a programme for its completion shall be submitted to and approved in writing by the Local Planning Authority for a new cycle track to link the development to Westbury railway station. The scheme shall include a new 3 metre wide cycle track alongside the existing station access road serving the goods yard area. The scheme shall be constructed in accordance with the approved designs and construction programme.

**REASON:** In order to provide adequate sustainable transport facilities to connect the site to the rail station and to help mitigate transport impacts.

**20.** Notwithstanding the details shown on the submitted drawings, no development shall commence on the residential development until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. No dwelling shall be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture serving that part of the development have been constructed and laid out in accordance with the approved details, ensuring a properly consolidated and surfaced footpath and carriageway to at least base course level to the existing highway.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the roads are laid out and constructed in a satisfactory manner.

**21.** No dwelling shall be first occupied, until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made

available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

**REASON:** In the interests of road safety and reducing vehicular traffic to the development

**22.** No development shall commence on the residential development until a Residential Waste Minimisation and Waste Management Plan for that part of the site has been submitted to and approved in writing by the Local Planning Authority. The Residential Waste Minimisation and Waste Management Plan shall include details of the volume and type of waste to be generated; re-use of materials and proposals for on and off site recycling; storage of re-cycling and waste collection facilities; proposals for and implementation of waste reduction; and proposals for the review and updating of the Residential Waste Management Plan.

**REASON:** In the interests of sustainable development.

**23.** The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

**REASON:** To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

**24.** No development shall commence on site until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) measures to control the emission of dust and dirt during construction;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- g) measures for the protection of the natural environment
- h) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

**25.** The Mitigation and Enhancement Strategy in Section 4 of the Ecological Assessment dated 18 December 2015 and as outlined in the ecological statement '2409\_R07c Ecology Consultation Response\_KB\_HM\_140416', both by Tyler Grange LLP, shall be used to produce a CEMP and LEMP required by Conditions 26 and 27 respectively.

**REASON:** In the interests of biodiversity, to ensure adequate translation of the mitigation, compensation and enhancement requirements of the development into the CEMP and LEMP, as detailed in the original ecological documentation submitted with the outline planning application.

**26.** No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

- 1. Risk assessment of potentially damaging construction activities;**
- 2. Identification of 'biodiversity protection zones';**
- 3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including a sensitive construction strategy for the highway works alongside the County Wildlife Site lake, updated badger survey and method statement, further tree survey of G11z, if required, for bats and detailed mitigation strategies for water voles (including details of wetland habitat creation) and reptiles (including a translocation methodology);**
- 4. The location and timing of sensitive works to avoid harm to biodiversity features;**
- 5. The times during construction when specialists ecologists need to be present on site to oversee works;**
- 6. Responsible persons and lines of communication;**
- 7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);**
- 8. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;**



9. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by the Ecological Clerk of Works certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

**REASON:** In the interests of biodiversity; to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats; to ensure that mitigation and compensation works are carried out and completed as approved and in line with current best practice guidelines, and to ensure adequate professional ecological expertise is available to assist those implementing the development to comply with statutory requirements, planning conditions and any relevant protected species licence, during construction.

27. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
  - a) Full specification of habitats to be created, including locally native species of local provenance and locally characteristic species;
  - b) Description and evaluation of features to be managed; including location(s) shown on a site map;
  - c) Landscape and ecological trends and constraints on site that might influence management and how these will be dealt with;
  - d) Aims and objectives of management;
  - e) Appropriate management options for achieving aims and objectives;
  - f) Prescriptions for management actions;
  - g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10-year period);
  - h) Details of the body(ies) or organisation(s) responsible for implementation of the plan, including a specialist body/organisation/contractor with wildlife-related experience and/or qualifications to specifically manage the County Wildlife Site;
  - i) Ongoing monitoring and remedial measures;
  - j) Timeframe for reviewing the plan;

- k) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development; and a
- l) Separate management plan for the sailing club area.
- The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details.

**REASON:** To ensure the long-term management of the County Wildlife Site, protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features for the lifetime of the development.

28. Before development takes place on site, a final version of the Ecological Mitigation (and Enhancements) Plan shall be submitted to the Local Planning Authority for approval, including finalised figures of habitat loss and habitat compensation to ensure no net loss of biodiversity. Development shall be carried out in full accordance with the approved plan.

**REASON:** to ensure all ecological mitigation requirements are clearly shown on a site plan and are implemented.

29. The detailed design of the play areas and teenager facilities, as shown on the Landscape Strategy, shall incorporate mitigation measures in accordance with the 'Ecological Statement' (ref. 2409\_R07c Ecology Consultation Response\_KB\_HM\_140416) and Ecological Assessment report dated 18 December 2015 by Tyler Grange LLP.

**REASON:** In the interests of biodiversity, to minimise impact on greater horseshoe bat commuting routes and the Bath and Bradford on Avon Bats Special Area of Conservation.

30. Before development takes place, a lighting design strategy for biodiversity shall be submitted and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for greater horseshoe bats and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, foraging;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including a Lux plot) so that it can be clearly demonstrated

that areas to be lit will not disturb or prevent the above species using their territory; and

c) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

**REASON:** To minimise light spillage and to maintain dark foraging and commuting corridors for greater horseshoe bats linked to the Bath and Bradford on Avon Bats Special Area of Conservation.

31. Before the commencement of works to create the access road and roundabout into the development site, a 'Highway Construction Ecological Mitigation Strategy' shall be submitted to the local planning authority for approval. The strategy shall include measures to reduce water pollution, retain water quality and minimise disturbance to water fowl and other wildlife. The approved strategy shall be implemented in full.

**REASON:** To ensure adequate mitigation measures are put in place during the construction of the new road into the development site alongside the lake, which is part of the Westbury Lakes (South) County Wildlife Site.

32. No development shall commence within the southwest section of the site as defined by plan ref 'Fig No. 3 (Trench Location Plan)' within the document 'Land at Westbury Sailing Lake Phase 2: Archaeological Evaluation' until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the recording of any matters of archaeological interest.

#### **PLANNING INFORMATIVES**

1. This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated xxxxx

**2. The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinrastructurelevy)**

**3. The Principal Street as shown on the Illustrative Master Plan (dwg no. 0563-2000) shall be designed in full accordance with design principles as enshrined within the Manual for Streets (MfS).**

**4. The bridge should be designed in such a way as to incorporate sufficient space for cyclists and pedestrians to traverse safely.**

**5. Any works to/on/over/under watercourses (open or culverted) or within 8m of it will require separate Land Drainage Consent/Council drainage bye law approval from the LLFA – this is separate to the planning system and gaining planning does not mean automatic approval of LDC. In fact details may have to change to gain LDC which may result in the need to reapply for planning permission.**

**6. A robust landscape framework for the development must be carried through to the detailed design stages. The distinctive hierarchy of streets with choice of planting and hard materials should reflect the local character and should include street trees. Individual gardens should be well designed with adequately sized planting beds and garden trees.**

**The following will need to be addressed in the reserved matters:**

- 1. Detailed layouts for all areas of open space;**
- 2. Details of proposed soft landscape scheme, to include planting species, sizes and densities, and specification;**
- 3. Details of proposed hard landscape scheme including SuDs;**
- 4. Landscape and Ecology Management Plan outlining the aftercare and maintenance for a 5 year period;**
- 5. Details of proposed lighting scheme; and**
- 6. Details of play areas and management plans.**

**7. The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.**

**An appropriate submitted scheme to discharge the condition will include**

a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

8. Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

9. Public surface water sewers serving existing development to the east of the railway track discharge to Westbury sailing lake via ditches as illustrated on the applicant's Preliminary Drainage Layout (0337 PDL-100 A). If additional unchartered sewers are located the applicant should contact Wessex Water for further advice and agreement.

10. The development appears to be located on an area of land previously under the ownership of Network Rail. Often these sites are sold and are subject to a demarcation or covenant agreement which may include particular rights in relation to the safe operation of the railway and associated infrastructure. It must be considered when Network Rail has access rights over the development site; access must not be blocked or restricted at any time. The applicant must comply with all post sale covenants in the demarcation agreement and understand the implications this will have on the implementation of this development. Any representations made are without prejudice to those rights and obligations and on the basis that they do not imply that Network Rail's approval under the demarcation agreement will be given for the proposed development or for any part of it.

11. If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing /wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment

therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

12. No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on before works begin.

13. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

14. It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

15. Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

16. All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

17. The proposal must not interfere with or obscure any signals that may be in the area.

18. The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

**19. It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.**

**20. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.**

**21. Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.**

**22. Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.**

**23. The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.**

**24. Where Network Rail has defined access points, these must be maintained to Network Rail's satisfaction.**

**25. The management responsibility for the County Wildlife Site and ecological mitigation/compensation areas within the site must be secured and relayed to the LPA as part of the REM application, including how ecological specialists and/or wildlife-managers will be involved.**

**The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of**

a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please visit the following websites for more information:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>

<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

The applicant is encouraged to consider incorporating enhancements for biodiversity within their development. Paragraph 118 of the NPPF states “local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: opportunities to incorporate biodiversity in and around developments should be encouraged”. Creating new habitat, enhancing existing habitat or providing new features can all contribute towards biodiversity enhancement, and helping to rebuild habitat networks in the wider area improves ecological resilience and adaptation to climate change. Benefits can be maximised if undertaken to support biodiversity work being undertaken by other parties, such as local Wildlife Trusts or through agri-environment schemes, or if they are consistent with biodiversity strategies or priorities already in place in the local area, such as Nature Improvement Areas (NIA). At the smallest scale, enhancements could be bird nesting or bat roosting opportunities in new buildings, such as integral bat bricks (e.g. <http://www.ibstock.com/sustainability-ecozone.asp>), bat tubes (e.g. [http://www.nhbs.com/2fr\\_schwegler\\_bat\\_tube\\_tefno\\_162812.html](http://www.nhbs.com/2fr_schwegler_bat_tube_tefno_162812.html)) or Habibat (<http://www.habibat.co.uk/>). These integral type boxes do not interfere with the human inhabitants and require no maintenance. Woodcrete products are longer-lived than traditional timber-made boxes, and there are many different products available from a range of suppliers. These types of enhancements can be generic or aimed at specific species such as House sparrow, Starling or Swift. Enhancements can also be provided for other species such as amphibians and reptiles, hedgehogs and invertebrates. Further information can be found at:

[http://www.ciria.com/buildinggreener/complementary\\_features.htm](http://www.ciria.com/buildinggreener/complementary_features.htm)

<http://planningguidance.planningportal.gov.uk/blog/guidance/naturalenvironment/biodiversity-ecosystems-and-green-infrastructure/>

30 Date of the Next Meeting

Resolved:



**To note that the next scheduled meeting of the Committee was due to be held on Wednesday 15 June 2016, at County Hall, Trowbridge, starting at 10.30am.**

(Duration of meeting: 10.30 am - 2.50 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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## STRATEGIC PLANNING COMMITTEE

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### DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 2 JUNE 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

#### **Present:**

Cllr Andrew Davis (Chairman), Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr Bridget Wayman, Cllr Fred Westmoreland, Cllr Jerry Wickham (Substitute) and Cllr Magnus Macdonald (Substitute)

#### **Also Present:**

Cllr Toby Sturgis and Cllr Alan Hill

---

#### 31 **Apologies for Absence**

Apologies for absence were received from:

Cllr Tony Trotman who was substituted by Cllr Jerry Wickham  
Cllr David Jenkins who was substituted by Cllr Magnus Macdonald

#### 32 **Declarations of Interest**

Cllr Jerry Wickam stated that he held the position as Portfolio Holder for Waste but would consider all the issues involved in the Lower Compton waste management facility in Minute No 37 below with an open mind.

Cllr Glenis Ansell stated that she acted as Chairman of the Calne Air Quality Working Group.

#### 33 **Chairman's Announcements**

There were no Chairman's announcements.

#### 34 **Public Participation and Councillors' Questions**

No questions had been received from councillors or members of the public.

The Chairman welcomed everyone to the meeting. He then explained the rules of public participation and procedure to be followed at the meeting.

35 **14/09744/WCM - Lower Compton Waste Management Facility, Lower Compton, Calne, SN11 8RB - Retain and extend existing Materials Recycling Facility including transfer activities, screening bund and ancillary activities and development.**

The Committee noted that at its meeting on 17 June 2015, this Committee considered this application and resolved as follows:

**To refuse planning permission for the following reasons:-**

- 1. The development proposal conflicts with Core Policy 55 (Air Quality) of the Wiltshire Core Strategy.**
- 2. The development proposal conflicts with Core Policy 60 (Sustainable Transport), Core Policy 61 (Transport and New Development) and Core Policy 65 (Movement of Goods) of the Wiltshire Core Strategy.**
- 3. The Environmental Statement accompanying the planning application is flawed in terms of the approach taken to the no-project baseline scenario, the transport assessment and the air quality assessment.**

Members then heard the views of Dr Peter Alberry, a local resident expressing his views regarding this issue.

The Committee was then asked to consider the way forward in the light of legal advice received.

36 **Exclusion of the Public**

**Resolved:**

**To agree that in accordance with section 100A (4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Minute No. 37 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.**

37 **14/09744/WCM - Lower Compton Waste Management Facility, Lower Compton, Calne, SN11 8RB - Retain and extend existing Materials Recycling Facility including transfer activities, screening bund and ancillary activities and development.**

The Committee considered a confidential report by the Area Development Manager.

On hearing the views of Cllr Alan Hill, the local Member in support of refusal of the application and on considering the legal advice from Counsel for the Council requested by the Solicitor to the Council,

**Resolved:**

**In the light of Counsel's Advice, to inform the Planning Inspectorate and Appellant that the Council no longer seeks to defend those reasons for refusal and promptly gives notice to the Planning Inspectorate and the Appellant that it will not be defending its reasons for refusal at that Inquiry.**

(Duration of meeting: 10.30 - 11.25 am)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115

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**Wiltshire Council**

**Strategic Planning Committee**

**15 June 2015**

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**Subject: West Warminster Urban Extension masterplan**

**Cabinet Member: Councillor Toby Sturgis -  
Strategic Planning, Development Management,  
Strategic Housing, Property and Waste**

**Key Decision: Endorse**

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## **Executive Summary**

The Wiltshire Core Strategy sets the strategic framework for growth and development in Wiltshire up to 2026, which includes at Core Policy 31 the allocation of land to the west of Warminster (the West Warminster Urban Extension – or ‘WWUE’) for the delivery of housing, employment and associated infrastructure. Core Policy 31 sets out that the WWUE will deliver 900 dwellings and 6ha employment land over the Core Strategy plan period to 2026. A development framework for this site is also set out in Appendix A of the Core Strategy which requires, along with a range of specific infrastructure to support the development, that the development should be preceded by a comprehensive masterplan for the whole of the site. The masterplan should be endorsed before any planning application on the site can be determined.

A draft masterplan has been prepared by the developers with interests in the WWUE site, which had been subject to public consultation and presented to this committee on 13<sup>th</sup> April 2016. This draft masterplan is shown at **Appendix 1** of this report. As a result of discussions at this committee the decision was deferred in order that officers could look into how the masterplan could be brought into greater conformity with the Wiltshire Core Strategy and to examine further issues regarding flooding, landscaping, traffic management and the location of the new primary school. After further work, the second iteration of the masterplan, shown at **Appendix 2**, was subject to discussion at an open public meeting held in Warminster.

This report recommends that the second iteration of the draft WWUE masterplan be endorsed, subject to officer and statutory agency verification of additional technical reports as detailed in para and summarised in paragraph 11 of this report.

## **Proposals**

That Strategic Planning Committee:

- (i) Endorse the draft WWUE masterplan as a significant material consideration, subject to the recommended changes set out in paragraph 11 of this report;
- (ii) Authorise the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, to make any further necessary changes in the interest of clarity and accuracy. This will include confirmation of drainage and modelling as discussed in para 12 of this report.

## **Reason for Proposals**

The Wiltshire Core Strategy relies upon the delivery of the WWUE to meet its strategic housing and employment requirements for the area. In accordance with the Core Strategy, which seeks to deliver plan-led growth, the delivery of the strategic allocation is to be steered by a comprehensive masterplan for the whole of the site which will indicate the quanta and general location of development and infrastructure.

Endorsement of a comprehensive masterplan will enable subsequent planning applications to be determined, and will ensure that the site can start to deliver the housing, employment land and essential infrastructure that are planned for within the Core Strategy. This will boost jobs in the area, provide much needed affordable homes, enable the delivery of key infrastructure, and help the Council towards delivering a positive five year housing land supply position for the duration of the Core Strategy plan period in the North and West Housing Market Area.

**Alistair Cunningham**  
**Associate Director for Economic Development and Planning**



**15 June 2016**

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**Subject: West Warminster Urban Extension masterplan**

**Cabinet Member: Councillor Toby Sturgis -  
Strategic Planning, Development Management,  
Strategic Housing, Property and Waste**

**Key Decision: Endorse**

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### **Purpose of Report**

1. To:
  - (i) Endorse the draft WWUE masterplan as a significant material consideration, subject to the recommended changes set out in paragraph 11 of this report;
  - (ii) Authorise the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, to make any further necessary changes in the interest of clarity and accuracy. This will include confirmation of drainage and modelling as discussed in para 12 of this report.

### **Relevance to the Council's Business Plan**

2. The masterplan will guide the future development of the WWUE, which will deliver a significant portion of the town's housing and employment needs over the Core Strategy plan period to 2026. The delivery of the WWUE will deliver much needed housing (including affordable), boost employment opportunities, and provide infrastructure to support this growth.

### **Background**

3. The Wiltshire Core Strategy was adopted in January 2015, and sets the strategic framework for growth and development in Wiltshire up to 2026. The Core Strategy allocates 16 strategic housing and employment sites across a range of the larger settlements in Wiltshire. This includes the strategic allocation to the west of Warminster, as set out in Core Policy 31. Each of the strategic allocations are supplemented by a 'development template' which set out a range of infrastructure and mitigation measures that must be delivered as part of the development of

the strategic allocation. The development template for the WWUE can be found at pages 356-361 of the Core Strategy.

4. In addition to the infrastructure and mitigation requirements set out in the development template, the Core Strategy also requires planning applications for development of the site to be guided by a comprehensive masterplan, which is to be produced in consultation with the local community and should be done prior to any planning applications being determined. Once endorsed, the masterplan will guide the determination of any subsequent planning applications across the site.
5. The developers with current interests in the development of the WWUE (Persimmon Homes, Hannick Homes and Redrow Homes) jointly produced the draft masterplan (**Appendix 1**), **that the council subsequently consulted on** which was presented to this committee on 13<sup>th</sup> April 2016.
6. The officer report to this committee dated 13<sup>th</sup> April 2016 recommended the following amendments should be made to the masterplan:
  - i. Community facilities to be disaggregated from the proposed school, to a location to be agreed with the Council.
  - ii. Introduction of a more effective buffer between homes and employment.
  - iii. Relocation of all balancing ponds away from the flood plain.
  - iv. Detail the approach to the public realm strategy to be implemented in future applications.
  - v. Revisions to demonstrate that junction from Bath Road to the Link Road will adequately protect the amenity of local residents.
  - vi. To move the school out of the landscape buffer, or to provide further evidence demonstrating that landscape impacts can be mitigated in this location.
  - vii. Explanation and illustration of where a doctor's surgery could potentially be accommodated on the site.
  - viii. Further information is submitted to and agreed by the Council providing evidence for the effectiveness of the proposed landscape strategy including: landscape heritage sensitivity assessment; the advance planting schedule to include retained landscape features and new semi-mature native species (including approximate timetable and costings) ; the deliverability, construction and effectiveness of the major landscaping scheme (including bund).
7. As a result of discussion at this committee dated 13<sup>th</sup> April 2016, Councillors made the following recommendation:

*To defer consideration of the draft West Warminster Urban Extension masterplan and to request the officers:*

*(1) to look into how this could be brought into greater conformity with the Wiltshire Core Strategy, and*

*(2) to examine further the issues regarding potential flooding, landscaping, traffic management particularly affecting West Street and the position of the new primary school.*

8. Officers have been in discussion with the developers with current interests in the development of the WWUE (Persimmon Homes, Hannick Homes and Redrow Homes) to ensure amendments to the draft masterplan (identified in para 6 above) and resolve the two areas for consideration identified in para 7 above. As a result a second iteration of the Masterplan has been prepared (**Appendix 2**). This includes the masterplan, an additional plan that shows indicatively how housing will be delivered over time and an amended written statement that supports the masterplan (**Appendix 3**).
9. The masterplan still proposes the development of approximately 1,550 homes and 6ha employment land. It should be noted the housing figure proposed is substantially higher than the 900 homes set out in Core Policy 31, although the intention of the masterplan is that delivery of the site will extend beyond the Core Strategy plan period to 2026 with estimates showing that 893 dwellings will be delivered within the Core Strategy Plan period to 2026, with the remaining figure to be delivered over the following years to 2033.
10. The uplift in housing numbers has been justified by detailed work set out by the developers, subject to final 'sign-off' as detailed in para 11 below. The work that the developer has undertaken identifies that there is capacity at the site to deliver more than 900 homes to meet need post 2026. This uplift would make the most efficient use of a strategic site that can ensure we secure an ongoing 5 year housing supply and alleviate pressure for further greenfield development beyond the plan period at Warminster. This uplift beyond 900 homes is now identified on the phasing masterplan attached in Appendix 2. This clearly shows that around 900 homes will be delivered at Warminster on the WWUE during the WCS plan period up to 2026. It should be emphasised that endorsement of this Master Plan does not grant planning permission and the onus is entirely on the developer to justify a larger scale of development, through subsequent planning applications.
11. As a result of the response to comments received during the public consultation, subsequent public meeting and minutes of this committee, the developer has made the following amendments to the overall masterplan and supporting narrative;
  - a. Introduced an indicative plan showing how housing will be delivered on the site over time (see Appendix 2)
  - b. Disaggregation of community facilities from the school: The proposed delivery of a community hall separate from the school that is part of the local centre is now set out in the updated masterplan text (see Appendix 3). No change to the masterplan drawing is proposed by the developer.

- c. Landscape buffer between employment and residential areas: Masterplan drawing has been updated to include the landscape buffer (Appendix 2)
  - d. Relocation of balancing ponds away from the flood plain: Developer has issued a non- technical note (see Appendix 4) to support the location of the balancing ponds within the masterplan. However the effectiveness of this still requires verification by the Council and the Environment Agency
  - e. Detail the approach to the public realm strategy: The masterplan text (Appendix 3) has been updated to incorporate some generic statements on place-making, permeability and legibility
  - f. Demonstrate that the proposed junction from Bath Road will protect the amenity of local residents: Developer has issued an updated non-technical note (see Appendix 5) to demonstrate this. However this still needs to be verified by council officers
  - g. Further evidence that the landscape impacts arising from the proposed school can be mitigated / effectiveness of the landscape buffer: SLR consultants have issued a technical note (Landscape and Visual Impact Assessment 'LVIA') and a non technical summary (see Appendix 6) responding to the comments of Natural England, Historic England, Wiltshire Council, AONB and National Trust. However this still needs to be verified by the Council and the statutory agencies
  - h. Further detail on the proposed doctor's surgery: A symbol has been added to the masterplan to suggest a proposed location of a doctor's surgery and the masterplan text (Appendix 3) has been updated to provide clarification
12. It should be noted that comment has now been received from the Councils Drainage Officer who is satisfied with the Master plan and proposals.
13. The revised masterplan has been subject to further consultation with the local community through a public meeting held on 31<sup>st</sup> May 2016, details of which and a summary of comments made at the meeting are provided in para 22.

### **Main Considerations for the Council**

- 14. The masterplan, once endorsed, will guide the determination of subsequent planning applications on land within the WWUE allocation area.
- 15. The main considerations for members of the Strategic Planning Committee is whether the revised submitted masterplan, once all technical evidence has been verified by officers and statutory agencies is sufficient to address the requirements set out in the Core Strategy development template for the strategic allocation as well as the requirements set out by this committee at its meeting of 13<sup>th</sup> April 2016.

16. Members will also need to consider the scale of development proposed over and above the Core Strategy allocation of 900 homes, and consider whether the additional phasing masterplan and evidence now provides sufficient justification for this.
17. Based on the feedback that has been received at the public meeting and confirmation that officers and statutory agencies are satisfied with the justification provided it is recommended that the masterplan be approved by the council subject to any further amendments as a result of outstanding items that are still to be confirmed as set summarised in paragraph 11 of this report.

## **Consultation**

18. Consultation on the first draft of the masterplan took place in November 2015, comprising a series of three topic based meetings with community focus groups to discuss questions from the community regarding the principle of development, highways matters, and flooding and drainage matters.
19. The feedback from these topic based meetings, together with feedback from internal specialists at Wiltshire Council was given to the developers to inform a revised version of the masterplan.
20. The revised masterplan, as shown at **Appendix 1**, was then subject to a three week period of public consultation between Thursday 18<sup>th</sup> February and Friday 11<sup>th</sup> March 2016. The consultation was publicised via a range of channels.
21. As a result of the consultation responses, some further amendments were proposed to the West Warminster Urban Extension masterplan (summarized in para 6 to this report). This committee in their meeting of 13<sup>th</sup> April 2016 deferred their decision as detailed at para 7 of this report in order for officers to undertake more work with the developers. Further amendments were made to the masterplan and its supporting text, as detailed in para 11 to this report and a plan indicating when housing would be delivered over time introduced. This was presented to a public meeting held on 31<sup>st</sup> May 2016 at 7pm to 8.30pm at The Athenaeum, Warminster where council officers presented to the community on the masterplan and members of the public were able to ask officers and questions. The meeting was advertised on 2 occasions within the Warminster Journal on Thursday 19<sup>th</sup> and Thursday 26<sup>th</sup> May and neighbours to the site and those that responded to the previous consultation were sent notification either via letter or email notification of the meeting. Feedback received at the meeting can be summarised as detailed below.
- 22.

Approximately 120 members of the Warminster community attended the meeting. There was a presentation given by Wiltshire Council officers who confirmed or clarified:

- the principle of development had been set on the site through the WCS
- the masterplan is about managing development effectively and gives the council and community certainty and control
- the site is critical to housing delivery to maintain a 5 year housing supply in the North and West Wiltshire Housing Market Area
- the community comments had influenced the masterplan as detailed in para 6 of this report
- that if developers can show that the site can accommodate more than 900 homes in a sustainable way, in line with the National Planning Policy Framework, then this has to be given proper consideration by the Local Planning Authority
- that allowing a greater number of homes on the WWUE site, if the evidence shows this can be delivered without unacceptable adverse impact, would make more efficient use of land and could alleviate pressure for further greenfield development at Warminster post 2026.
- that only 900 (or 893) would be built to 2026, the remaining dwellings would come forward post 2026
- that there should be an attenuation pond to the south of Victoria Road within the Redrow homes area of the masterplan
- Ecologist have asked for further habitat surveys on the site
- that if the council were refusing a planning application on highways grounds this must be due to the development having a 'severe and harmful impact'
- that if more homes than 1550 homes were proposed on the site at any time the developer would need to provide further evidence that infrastructure would have capacity
- material considerations in determining the planning applications will be the NPPF, Wiltshire Core Strategy and Neighbourhood Plan with the question is, is there evidence to show that 1,550 can be accommodated on the site. The evidence needs to satisfy the LPA that it is sustainable
- that there would be likely to be 1550 homes on the site as detailed in the text of the Masterplan, however the council currently have applications for 1403 dwellings but officers are unable to take this to planning committee as there is evidence outstanding
- there is currently no sign-off on drainage matters.

During the presentation and after there was an opportunity for members of the community to ask questions or to seek clarification. The main issues arising relevant to the masterplan can be summarised as:

- objection to more than 900 homes being delivered on the WWUE
- transport issues including:

- consideration of why there is a new roundabout at Bath Road rather than a 4<sup>th</sup> Arm to Crusader Roundabout together with concern over the number of accidents that had occurred around this roundabout
- questioning whether the Transport Assessment was robust
- concern that there would be rat running down Thornhill and Broxburn Road's
- concern over safety of pedestrians and traffic of those going into Warminster town centre own along Victoria Road and West Street given regular incidents of speeding
- concern with regard to residential access off the proposed Bath Road roundabout
- concern that access to the Redrow site from Victoria Road would not be built to 10 years and therefore residents will access the street via Thornhill Road
- concern that more cars would park on yellow lines in the town centre
- concern over timing of infrastructure delivery to ensure that it is delivered when it is needed especially with regard to education infrastructure
- concern over parking around the town centre especially as members of the community already seem to park on yellow lines
- concern over flooding and drainage
- concern that West of Warminster would be taking all of the development for the next 20 years
- indication that the largest block of flats in the Redrow planning application is situated on the highest ground which will be very obvious from Cley Hill

### **Safeguarding Implications**

23. There are no direct safeguarding implications arising from this report, which is about enabling the plan-led delivery of the strategic allocation for Warminster to be delivered in a timely manner.

### **Public Health Implications**

24. Public health bodies will continue to be consulted on planning matters, including in relation to any subsequent planning applications that come forward within the strategic allocation site.

### **Corporate Procurement Implications**

25. There are no direct procurement implications arising from the report.

### **Equalities Impact of the Proposal**

26. The masterplan seeks to boost the supply of much needed homes in Warminster, which will increase the availability of affordable homes,

reduce disadvantage and inequality, and seek to deliver resilient communities.

### **Environmental and Climate Change Considerations**

27. Statutory bodies including the Environment Agency, Natural England and Historic England have been consulted on the first draft masterplan, and their comments, along with officer recommendations of changes to be made influenced amendments discussed in para 11 of this report. Consultation with environmental bodies will continue to take place on planning matters in any subsequent planning applications within the WWUE site including issues such as landscape and flooding.

### **Risk Assessment**

28. By endorsing a comprehensive masterplan for the West Warminster Urban Extension site, this will allow planning applications that accord with the masterplan to be approved, which will in turn reduce the risk of the Council being unable to maintain a five year supply of housing in the North and West Housing Market Area.

### **Risks that may arise if the proposed decision and related work is not taken**

29. If the masterplan is not agreed, the Council will be unable to take it into account in the determination of planning applications on this allocation site, and further delay could further risk the Council being unable to maintain a five year supply of housing in the North and West Housing Market Area. This could result in speculative development that is not planned through the Core Strategy coming forward, which may not deliver the same level of planned infrastructure as would be delivered through development on this site.

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**

30. If the masterplan (incorporating officer recommendations) is agreed, the Council will need to ensure that any subsequent planning applications on the WWUE site are determined in accordance with the masterplan.

### **Financial Implications**

31. Endorsing the WWUE masterplan will ensure that the Council can take positive steps towards the delivery of housing and employment that is planned within the Wiltshire Core Strategy. Once subsequent planning applications can be approved and development commences, the Council will be in receipt of funds derived from Community Infrastructure Levy contributions.

### **Legal Implications**



32. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The Wiltshire Core Strategy forms the relevant development plan for Wiltshire and in accordance with the Core Strategy, the land identified as the WWUE is allocated for the delivery of housing, employment and associated infrastructure, to be delivered through a comprehensive masterplanning process. Endorsement of a masterplan which conforms to the Core Strategy and national policy will enable subsequent planning applications to be determined through the plan-led approach set out in the Core Strategy. The Government has placed great emphasis on the expediency of plan making, as well as in the determination of planning applications, and having an endorsed masterplan in place will assist the expedient delivery of this allocation.

### **Options Considered**

33. The Core Strategy is clear in its requirement that a site-wide masterplan should precede the determination of any individual planning applications on the WWUE site. Therefore no alternative approaches to the production of a masterplan have been considered.

### **Conclusions**

34. The masterplan for the WWUE strategic allocation is a requirement set out in the Core Strategy to guide future planning applications on the allocated site. The draft masterplan has been subject to public consultation with members of the public, stakeholders and statutory bodies, as well as internal specialists at Wiltshire Council. Subject to the final sign off / verification of further technical and non-technical evidence by officers and statutory agencies as detailed at paragraph 11 of this report, the masterplan represents a framework for the delivery of the site which can be used to guide the determination of subsequent planning applications on the site.
35. Having an endorsed masterplan in place will enable the Council to expedite the delivery of the strategic allocation which will provide a range of infrastructure, employment opportunities, and much needed housing (including affordable). The delivery of housing on the site will also enable the Council to improve its five year housing land supply position in the North and West Housing Market Area.

**Alistair Cunningham**  
**Associate Director for Economic Development and Planning**

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Tel: 01722 434394

(6 June 2016)

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The following documents have been relied on in the preparation of this report:

Wiltshire Core Strategy

**Appendices**

**Appendix 1** – Draft masterplan for the West Warminster Urban Extension

**Appendix 2** – Draft masterplan for the West Warminster Urban Extension including indicative housing delivery plan – second iteration.

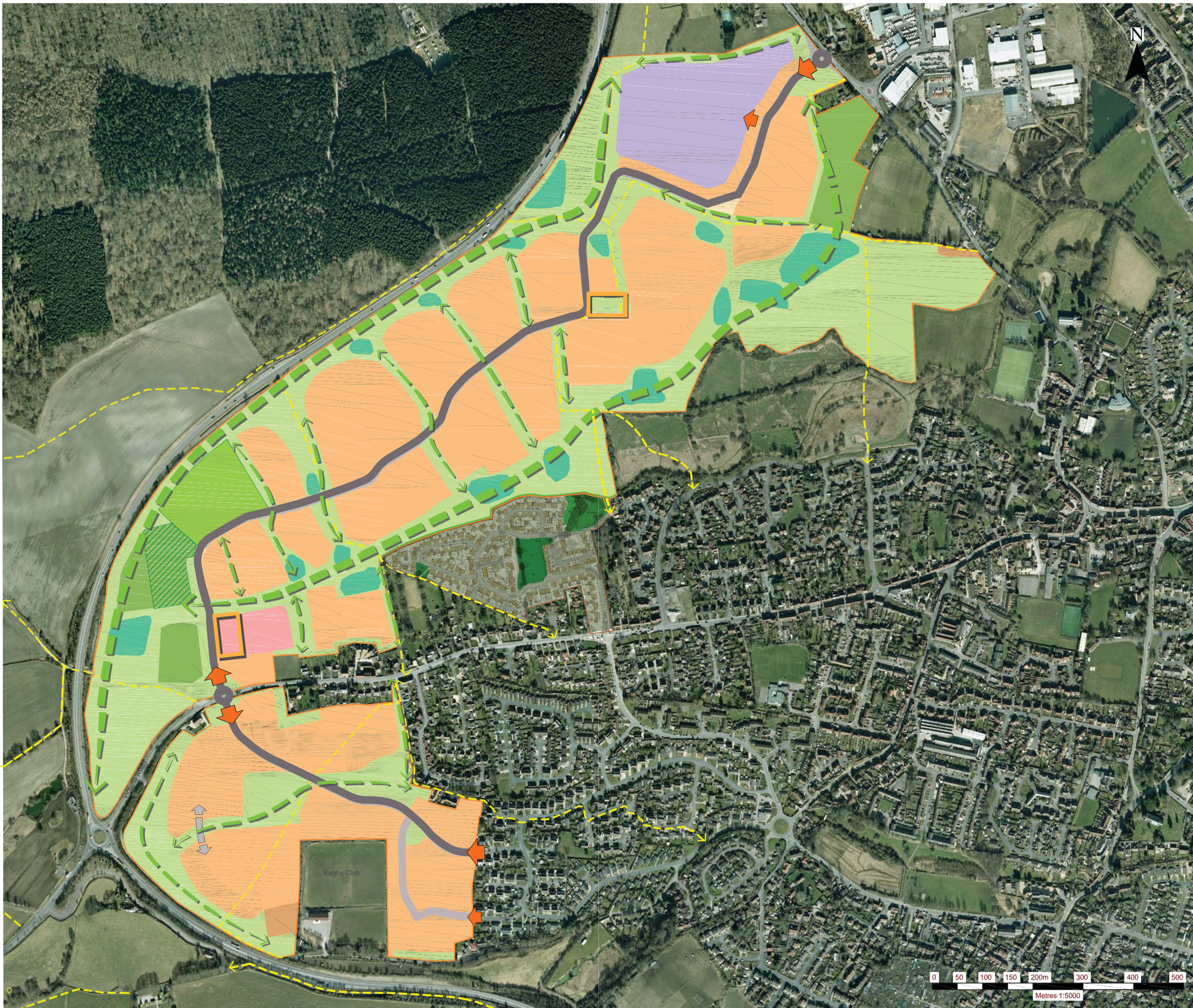
**Appendix 3** – West Warminster Urban Extension Allocation Masterplan (text) – second iteration

**Appendix 4** – Non-technical note to support the location of the balancing ponds within the masterplan












**Appendix 5** – Non-technical note to demonstrate that the proposed junction from Bath Road will protect the amenity of local residents

**Appendix 6** – Landscape and Visual Impact Assessment ‘LVIA’ and a non-technical summary





**LEGEND**

-  Allocation Boundary
-  Residential Areas
-  Existing Residential Properties
-  Education including dual use playing fields
-  Playing Fields
-  Local Centre
-  Employment Area
-  Landscape Buffer / Semi-Natural Green Space / Ecology Park / Allotments
-  Pedestrian Links / Public Right of Way
-  Green Corridors / Links
-  Indicative balancing ponds / basins
-  Squares
-  Main Street
-  Secondary Street
-  Vehicular Access

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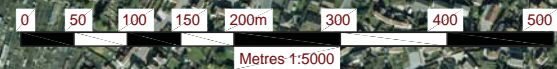
Site  
**HANNICK HOMES  
PERSIMMON WESSEX**

Project  
**WEST WARMINSTER  
URBAN EXPANSION**

Drawing Title  
**ILLUSTRATIVE MASTERPLAN  
FOR ALLOCATION**

Scale 1:5000 @ A2	Date 05-10-2015
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Drawing Number <b>416.04656.00008.29.001.3</b>	Revision <b>3</b>
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# West Warminster Urban Extension: Allocation Masterplan

Persimmon Homes Limited  
Hannick Homes and Developments Limited  
Redrow Homes Limited

**February 2016**

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## Appendices

APPENDIX A: INDICATIVE HOUSING DELIVERY TIMETABLE

## 1 INTRODUCTION

- 1.1 This strategic masterplan responds to the Wiltshire Core Strategy (2015) requirement for an allocation-wide masterplan to be prepared for the West Warminster Urban Extension (WWUE). Once agreed, the masterplan will inform the determination of subsequent planning applications at the site.
- 1.2 The WWUE forms part of Wiltshire Council's strategic growth plan as established in the Wiltshire Core Strategy; it is one of 16 'Strategic Sites' in the County where there are proposals for large scale mixed-use development.
- 1.3 The Wiltshire Core Strategy requires 6ha of employment land and approximately 2,060 new homes to be provided within the Warminster Community Area over the period 2006-2026, with the full quantum of employment land and 900 dwellings being delivered at the WWUE. At the time of writing, there is a residual housing requirement of approximately 1,260 dwellings<sup>1</sup> and 6ha of employment land to be delivered within the Community Area over the period to 2026.
- 1.4 The proposed WWUE extends to approximately 115ha; a scale that facilitates the delivery of a development which mitigates impacts and caters for on-site delivery of housing, employment, open space, community facilities and supporting infrastructure that will benefit future residents and the wider community.
- 1.5 There is a need to ensure that the design and layout of the site is informed by detailed evidence, particularly with a view to minimising visual impacts on surrounding landscape and heritage assets including Cley Hill (a Scheduled Ancient Monument and a Site of Special Scientific Interest), Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), Warminster Conservation Area and heritage assets such as the Grade II Listed Bugley Barton Farmhouse. A landscape-led approach to design is therefore a fundamental principle that must be pursued in delivering development at the site. This entails the strategic use of trees, planting and open space to minimise visual impacts and to provide a framework of greenspace within which development can be located. Detailed evidence is also required in respect of other considerations including, but not limited to, transport, flood risk and ecology.
- 1.6 In addition to mitigating potential impacts, proposals will also need to ensure that the site is developed in a sustainable and efficient manner given the primacy of the site within the spatial strategy for Warminster (as set out in the Core Strategy), the amount of land allocated as part of the WWUE and the opportunity to adopt a long-term view to accommodating growth in Warminster.

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<sup>1</sup> Wiltshire Council's 'Housing Land Supply Statement' (September 2015)

- 1.7 This masterplan has been prepared by Persimmon Homes Limited, Hannick Homes and Developments Limited and Redrow Homes Limited ('the developers'). The developers are not landowners but have option agreements with relevant landowners at the site. Under the terms of the option agreements, the developers promote the land for development and upon receipt of planning permission will be in a position to acquire ownership of the land in its totality or on a phased basis from the landowner(s).
- 1.8 The developers have undertaken extensive stakeholder consultation over the course of the last four years regarding the development of the site and this has informed their respective planning applications that are currently with Wiltshire Council for determination<sup>2</sup>. Therefore, the content of this masterplan benefits from the detailed technical analysis and previous consultation that informed the applications – something that is usually not available at the stage when allocation-wide masterplans such as this are being prepared.
- 1.9 The content of this masterplan has also been subject of focused consultation with representatives of Wiltshire Council and the local community (via Community Reference Groups appointed by the Town Council and Councillor Ridout) that culminated in topic-based meetings on the 6<sup>th</sup> November and 27<sup>th</sup> November 2015. In response to feedback on the draft masterplan that was received from Wiltshire Council, Statutory Consultees and the Community Reference Groups, this masterplan was subsequently updated.
- 1.10 Where relevant, and to avoid repetition, this masterplan cross-references documents and plans that form part of the two aforementioned planning applications (Refs. 15/01800/OUT and 14/06562/FUL) and can be accessed on Wiltshire Council's website. (Please see **Table 1.2** for more information on relevant background documents and plans.)

### **Purpose of the Plan**

- 1.11 In accordance with the Wiltshire Core Strategy, this masterplan addresses the requirement for an allocation-wide masterplan to be prepared through a process involving the local community, Wiltshire Council, infrastructure providers and statutory consultees. The masterplan will guide the delivery of the WWUE alongside the Core Strategy Development Template for the allocation.
- 1.12 This is a high level strategic masterplan which provides an overview of how the allocation and major infrastructure can be delivered in a comprehensive manner having regard to the detailed technical information that is now available for the majority of the WWUE.

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<sup>2</sup> Planning Application Ref. 15/01800/OUT (Persimmon Homes Limited and Hannick Homes and Developments Limited) and Planning Application Ref. 14/06562/FUL (Redrow Homes Limited).

- 1.13 The masterplan does not seek to prescribe detailed design matters; this is a function of submitted and subsequent planning applications. Moreover, the anticipated housing delivery timetable (attached as **Appendix A**) for the site extends beyond the end of the Plan period and therefore the masterplan needs to be sufficiently flexible to respond to changing circumstances.
- 1.14 The submitted planning applications are intended to be in general accordance with this masterplan and any future applications will also be informed by the content of the Plan. Where outline planning applications are pursued, more detailed layouts and design matters are addressed at the Reserved Matters stage.
- 1.15 The delivery of the WWUE also needs to be informed by national and local level planning policy and guidance.



## 2 THE WILTSHIRE CORE STRATEGY 2006-2026 (ADOPTED 2015)

2.1 The Wiltshire Core Strategy (WCS) is an employment-led strategy that sets out strategic planning policy for Wiltshire over the period 2006-2026. The WCS confirms that the minimum housing target for the County is 42,000 homes and this will be accompanied by the delivery of 178ha of new employment land.

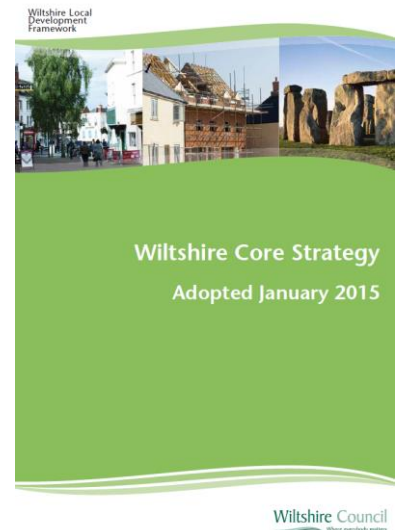
2.2 Strategic sites such as the WWUE form a fundamental component of the WCS; these sites are major developments that will deliver a mix of uses, critically local employment as well as homes. The co-location of employment and new homes informs a desire to reduce commuting and provide employment and community infrastructure in the immediate vicinity of where that need arises.

2.3 The strategic sites also allow infrastructure (for example: primary schools; community facilities; formal and informal recreation facilities; and local shops and services) necessary to support the development of the site and wider impacts of significant growth to be delivered in a timely, phased manner alongside proposed growth having regard to economies of scale.

2.4 Warminster is identified as a key market town in Wiltshire where there is potential for significant development. The strategy for Warminster in the WCS<sup>3</sup> is based on increasing the level of employment, town centre retail and service provision, along with residential development, as part of sustainable growth. Core Policy 31 of the WCS confirms that over the period 2006-2026, 6ha of new employment land (in addition to that already present or planned before 2006) and approximately 2,060 new homes will be provided in the Warminster Community Area.

2.5 The WWUE was the only strategic site identified in Warminster through the WCS. The site extends to approximately 115ha as allocated. Core Policy 31 proposes that 900 homes and 6ha of employment land, representing the full quantum of additional employment land required in Warminster to cater for the 2,060 new homes planned for the town and its surrounding (community) area, will be delivered at the WWUE between 2006 and 2026.

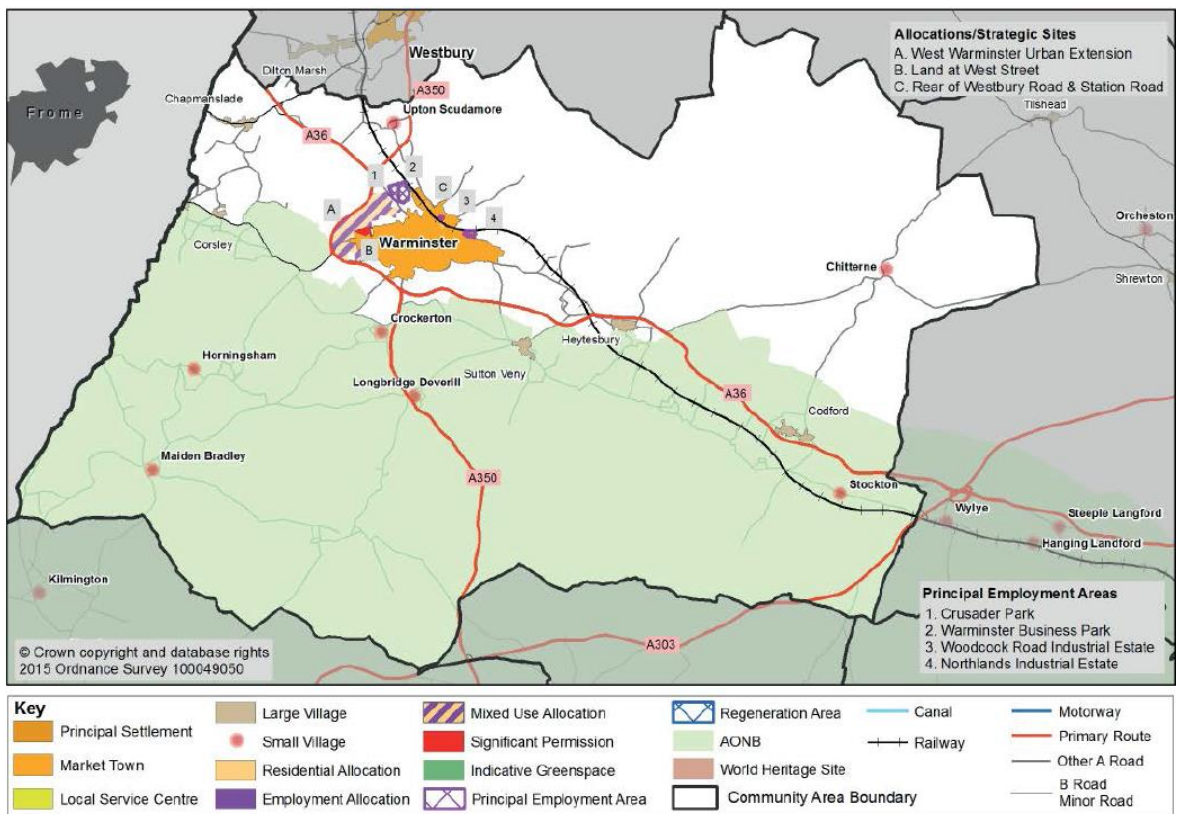
2.6 The WWUE therefore represents a significant step in the town's long-term growth as it has the potential to deliver housing, employment and local service needs of Warminster up to 2026 and beyond. A critical mass of population at the WWUE will ensure that all essential infrastructure including community facilities to service the new community, can be viably delivered and



<sup>3</sup> Paragraph 5.154, Wiltshire Core Strategy

maintained. The proposals will also increase patronage of the town centre thereby supporting existing, and the creation of new, town centre shops and services.

2.7 Figure 5.22 from the WCS (extract below) illustrates the proposed WWUE within the context of the town and the wider community area. Warminster Town forms the core of the predominantly rural hinterland. The figure also illustrates the strategic location of the site relative to the strategic road network (the A36 and A350 trunk roads) and how the site relates to the built-up area of Warminster.



Wiltshire Core Strategy (2015): Figure 5.22 - Warminster Community Area

2.8 Within the WCS, there is a Development Template (Appendix A) listing requirements for the WWUE with a view to mitigating impacts and providing infrastructure necessary to deliver a high quality scheme.

2.9 The Development Template states that the land allocated within the boundary of the WWUE is much larger than is required to deliver 900 homes, 6ha of employment land and associated facilities. The western extent of the site boundary is defined by the A36 trunk road; however, the WCS incorporates sufficient land within the WWUE to ensure that a comprehensive landscape framework (including a green buffer) and sustainable surface water management measures are a component part of the masterplan. The extent of land within the allocation will also help to address the need to protect the special landscape qualities of the nearby Area of Outstanding Natural Beauty (AONB),

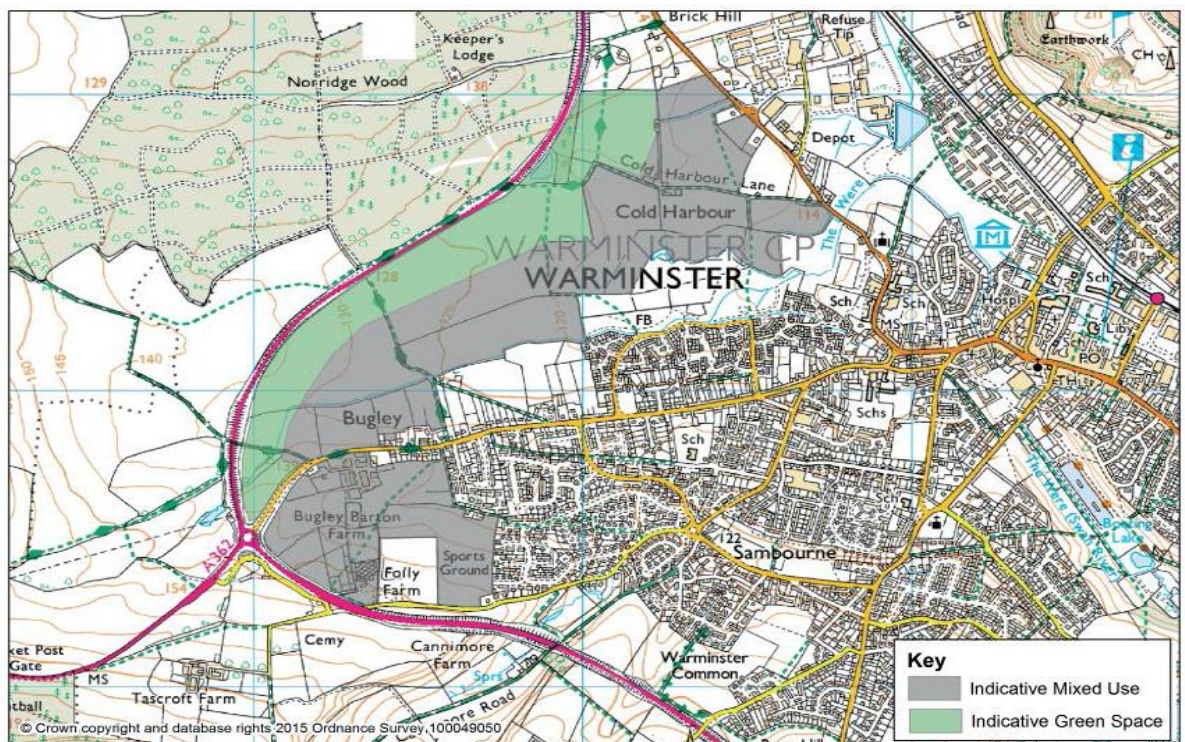
the setting of Cley Hill (a Scheduled Ancient Monument and a Site of Special Scientific Interest) and the identified flood risk.

- 2.10 The WWUE will play a critical role in catering for the long term growth requirements of Warminster. In allocating the site for development, the WCS in effect concluded that it is the most sustainable location for long-term growth in Warminster and it represents an opportunity to facilitate the creation of a more resilient community and economy.

### 3 WWUE: CONTEXTUAL OVERVIEW

#### Site Description

- 3.1 The WWUE comprises approximately 115ha of predominantly greenfield land to the west of Warminster. The strategic site is bounded to the east by the existing built-up area of the town and by the A36 trunk road to the west. Cley Hill (A Scheduled Ancient Monument and a Site of Special Scientific Interest) and the Cranborne Chase and West Wiltshire Downs AONB lie further to the west, beyond the A36.
- 3.2 Approximately 91ha (79%) of the site is located to the north of Victoria Road with the remaining 23ha (21%) located to the south of Victoria Road.
- 3.3 The figure from the WCS WWUE Development Template as reproduced below illustrates the extent of the WWUE site. It indicates a buffer of indicative greenspace (c. 34ha) adjoining the western boundary of the site to the north of Victoria Road and an indicative mixed use area (c. 81ha) extending up to the eastern boundary of the site.
- 3.4 The distribution and extent of the proposed 'greenspace' and 'mixed use' is indicative with a view to a subsequent allocation masterplan (this document) and planning applications, providing a more refined and informed distribution of uses, framework of impact mitigation measures and package of infrastructure proposals.



Wiltshire Core Strategy (2015): Extract from the West Warminster Urban Extension Development Template (Appendix A)



**Constraints Overview**

3.5 While the allocation of the WWUE within the WCS was informed by strategic level analysis, the preparation of this masterplan enables the developers, Wiltshire Council, statutory consultees and the local community to better understand the constraints and opportunities using more detailed evidence relating to the majority of the site.

3.6 **Table 1.1** below contains a summary of the key constraints to development at the WWUE. This masterplan will explore in later sections how the constraints have been addressed.

**Table 1.1: A Summary of Known Constraints affecting the WWUE**

Constraint	Description
Landscape / Visual Impacts	<p>The strategic site comprises an area of open land that is predominantly in agricultural use. While the site itself is not subject to a landscape designation, the Cranborne Chase and West Wiltshire Downs AONB and Cley Hill (a Scheduled Ancient Monument (SAM) and a Site of Special Scientific Interest (SSSI)) lie to the west of the site, beyond the A36. There are also a number of key views towards the site from surrounding areas. The site is in close proximity to the Warminster Conservation Area and the Grade II Listed Bugley Barton Farm.</p> <p>The proposals will result in the loss of agricultural land. Approximately a quarter of the allocated land north of Victoria Road comprises 'Best and Most Versatile' (BMV) agricultural land, while the majority of the allocated land south of Victoria Road comprises BMV land. The proposed development of the site has already been accepted in principle by virtue of the site's allocation for development within the WCS.</p>
Transport	<p>Public consultation feedback and consultation with statutory consultees revealed concern regarding the transport impacts arising from the WWUE proposals. There was concern that the proposals would result in increased west-to-east movements through the constrained town centre and would result in congestion at junctions and narrow streets such as West Street.</p>
Flood Risk / Drainage	<p>A small section of the site (north of Victoria Road) falls within Flood Zone 2, where the site abuts the Were Brook to the north of Victoria Road. Consultation feedback on the planning application proposals revealed concern regarding the risk of increased flooding both at the site but also in the wider catchment area(s) owing in part to the reliability of the flood maps prepared by the Environment Agency in this area.</p> <p>There are two surface water catchment areas affecting the site; the land north of Victoria Road forms part of a different catchment to the land south of Victoria Road.</p>

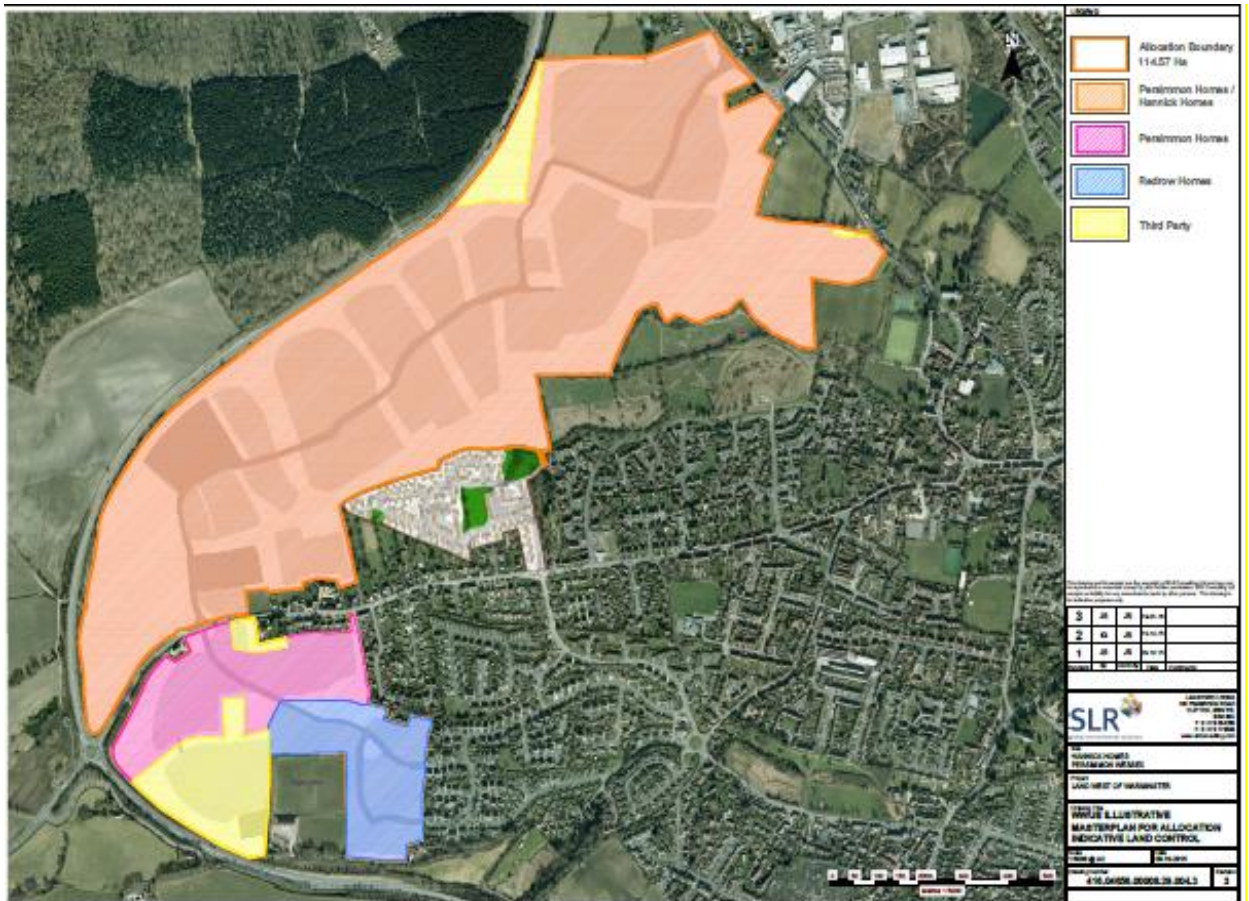
<p>Heritage</p>	<p>The Grade II Listed Bugley Barton Farmhouse is the only designated heritage asset within the site.</p> <p>Cley Hill (a SAM and SSSI) is located to the west of the site, beyond the A36. There are a number of Listed Buildings located along Victoria Road and Bath Road in close proximity to the site. The Warminster Conservation Area is also located to the east of the site. While some of the northern part of the allocation lies within an 'area of higher archaeological potential' as identified in the West Wiltshire District Plan Proposals Map, archaeological surveys undertaken in support of Planning Application Ref. 15/01800/OUT (Persimmon/Hannick Homes) did not identify any significant archaeological deposits.</p> <p>A detailed Archaeological Assessment also supports Planning Application Ref. 14/06562/FUL (Redrow Homes) and this did not identify any significant archaeological deposits.</p>
<p>Ecology</p>	<p>The site in general is of low ecological interest as it predominantly comprises arable farmland that is in intensive use. Ecology surveys supporting the two planning applications at the site have confirmed the site supports common reptile species, foraging bats and dormouse where mitigation will be necessary. The site also abuts the Coldharbour Meadows County Wiltshire Site.</p> <p>As per all development within the Warminster Community Area, the development of the site needs to have regard to the need to protect the River Avon Special Area of Conservation (SAC) owing to risks associated with phosphate loading.</p>
<p>Noise</p>	<p>The proximity of the site to the A36 trunk road means there is a risk of noise and vibration impacts affecting properties located near the road.</p>
<p>Social Infrastructure</p>	<p>Consultation feedback from service providers confirmed there is insufficient capacity in existing primary schools and Kingdown Secondary School to cater for all of the pupils that will be generated by the development.</p> <p>NHS England has advised that additional healthcare infrastructure will be required to cater for the proposals. Wiltshire Council has also confirmed a need for extra care provision, allotment provision and cemetery provision to cater for the proposals.</p>

**Land Control**

- 3.7 In early 2016 the majority of the strategic site (approximately 108ha) is controlled by the developers (i.e. the developers have an option agreement with respective landowners to promote their land for development) as illustrated in **Figure 1.1** below. The developers do not 'own' the land but have a legal agreement with the relevant landowners to promote their land for development through planning applications and to acquire ownership of the land once there is planning permission for the development.
  
- 3.8 While land control at the site may change over time through developers entering option agreements with the two outstanding landowners at the allocated land south of Victoria Road or developers may

dispose of some of their optioned land to other developers, the strategic content of this allocation masterplan will continue to apply to proposals at the WWUE.

**Figure 1.1:** Indicative Land Control  
 (Orange = Persimmon/Hannick Homes; Pink = Persimmon Homes; Blue = Redrow Homes; Yellow = Third Party Landowners)



3.9 Persimmon and Hannick Homes control the WWUE land north of Victoria Road, and Redrow Homes controls approximately 7.3ha of land adjoining St Andrews Road. Persimmon Homes also controls approximately 9.5ha of allocated land immediately to the south of Victoria Road while the remaining 6.5ha of land is controlled by third party landowners.

3.10 The developers have shared this masterplan with agents representing the three other major landowners at the allocated WWUE to the south of Victoria Road (land shaded 'yellow' to the south of Victoria Road as per **Figure 1.1** above). The land shaded 'yellow' to the north of Victoria Road comprises third party land already in residential use (adjoining Bath Road) or highways land associated with the A36 (in the north-west corner of the site).

## Stakeholder Consultation

3.11 There has already been extensive stakeholder consultation on emerging proposals at the WWUE both during the preparation of the WCS, and to inform the content of two planning applications (discussed below) that were submitted to Wiltshire Council for determination in July 2014 and March 2015:

- i) **Planning Application Ref. 14/06562/FUL (Redrow Homes):** Full planning permission for the delivery of 203 dwellings and associated infrastructure on land to the west of St. Andrews Road. This application was registered by Wiltshire Council on 04 July 2014. Prior to the submission of the application, two public consultation events were held in January 2014 (circa 200 attendees) and May 2014 (circa 100 attendees).
- ii) **Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes):** Outline planning permission for the delivery of up to 1,200 homes, 6ha of employment land, a local centre and associated infrastructure. The application was registered by Wiltshire Council on 03 March 2015. In addition to various meetings with stakeholder organisations and statutory consultees, the proposals were informed by 3 public consultation events in May 2013 (approximately 300 attendees), September 2013 (approximately 250 attendees) and July 2014 (approximately 130 attendees). Further background information on the public consultation undertaken in support of the application can be found in the Statement of Community Involvement (January 2015) supporting the planning application.

3.12 This masterplan has been influenced by consultation responses and submissions made by the local community and through input from stakeholders including Natural England, the AONB Partnership and the Environment Agency during the preparation of the above planning applications. The following aspects were derived from the consultation process:

- Locating the employment land at the northern part of the site to facilitate synergies with existing employment facilities to the east of Bath Road, avoid the need for HGVs to travel through the centre of Warminster and minimise visual impacts;
- Preparing a comprehensive landscape framework comprising trees, planting and open space. The inclusion of woodland areas and advance planting (the early planting of trees in areas where visual impacts of development are greatest) forms an integral part of the landscape framework. This is necessary to mitigate visual impacts from the development and provide an appropriate setting for development at this sensitive site at the western edge of Warminster;
- On land north of Victoria Road, identifying a linear park adjoining the eastern boundary of the site in order to provide a green buffer between new and existing development;
- Providing for on-site surface water attenuation measures to ensure that the rate of surface water run-off is less than the current green-field rate, thereby reducing the risk of flooding at the site and elsewhere in Warminster;



- Providing for a Local Centre that will accommodate local shops and services and a community building;
- Including a site for a new doctors surgery in response to comments from the local community and feedback from NHS England/Smallbrook Surgery;
- Providing for allotments, full-size and junior-size sports pitches, and formal children’s play areas in accordance with the standards listed in the West Wiltshire Leisure and Recreation DPD;
- Identifying an area for an ecology park in response to comments from the Wiltshire Wildlife Trust; and
- Providing for the delivery of a new through-school in response to comments from the community, Wiltshire Council’s Education Department and Kingdown Secondary School.

3.13 The above public consultation informing the planning applications was subsequently supplemented by allocation masterplan meetings between the developers’ consultants, representatives of the local community (via Community Reference Groups appointed by the Town Council and Councillor Ridout) and Wiltshire Council on 05 November and 27 November 2015.

3.14 In support of the proposals at the allocation, the developers instructed teams of specialist consultants to undertake detailed environmental and transport analysis. The two planning applications at the site are supported by Environmental Impact Assessments (EIAs) which objectively identify potential impacts and mitigation measures where relevant before concluding on any residual impacts.

3.15 **Table 1.2** below lists relevant documents/plans informing the planning applications which are relied upon and referenced in later sections of this masterplan. The application documents/plans can be accessed on Wiltshire Council’s website using the ‘planning application search’ facility<sup>4</sup> and typing in the relevant planning application reference numbers.

**Table 1.2: WWUE Technical Studies**

Topic Area	Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes)	Planning Application Ref. 14/06562/FUL <sup>5</sup> (Redrow Homes)
Design Parameters	Design and Access Statement (RPS)	Design and Access Statement (NLP/CDS)
Transport	Transport Assessment, Umbrella Travel Plan and Chapter 7 of the Environmental Statement (PFA Consulting)	Transport Assessment (WYG (formally FMW))
Landscape	Landscape Strategy and Implementation Plan and Chapter 11 of the Environmental Statement (SLR)	Landscape and Visual Impact Statement and Chapter G of the Environmental Statement (Pegasus)

<sup>4</sup> <http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

<sup>5</sup> The Environmental Statement supporting the planning application also includes an Addendum dated May 2015.

	Consulting)	
Drainage	Flood Risk Assessment and Addendum and Chapters 14 and 15 of the Environmental Statement (PFA)	Flood Risk Assessment, Flood Risk and Drainage Review and Chapter E of the Environmental Statement (Focus)
Nature Conservation	Chapter 10 of the Environmental Statement (Aspect Ecology)	Chapter F of the Environmental Statement (ADAS)
Air Quality	Chapter 8 of the Environmental Statement (AQC)	Chapter H of the Environmental Statement (RPS)
Archaeology and Heritage	Chapter 12 of the Environmental Statement (CgMs)	Chapter I of the Environmental Statement (CgMs)
Agriculture	Chapter 16 of the Environmental Statement (Kernon Countryside)	Agricultural Land Classification and Soil Resources Report (Reading Agricultural Consultants Ltd)
Sustainable Energy	Sustainable Energy Statement (White Peak Planning)	Energy Statement (Redrow Homes Limited)
Noise	Chapter 9 of the Environmental Statement (Enzygo)	Acoustics Assessment Report (RPS)
Public Consultation (Planning Applications)	Statement of Community Involvement (January 2015)	Statement of Community involvement Redrow Homes (June 2014)

## 4 THE PROPOSALS

- 4.1 The WWUE Masterplan provides for the comprehensive delivery of a sustainable urban extension where employment, community, transport, surface water drainage and open space infrastructure is co-located alongside new homes.
- 4.2 In preparing the development proposals for the WWUE, the developers have assessed and sought to mitigate, where appropriate, all potential environmental impacts through the identification of a comprehensive framework of mitigation measures. This impact assessment and mitigation subsequently informed the quantum and layout of the proposed development proposals having regard to the need to make the most efficient use of development land; significantly boost the supply of housing; co-locate new housing development alongside employment, community facilities and infrastructure; and to ensure that the proposals are sustainable having regard to the WCS and the National Planning Policy Framework (NPPF).
- 4.3 The layout of the site is largely predicated on the linear shape of the allocation, the provision of a green buffer at the western boundary of the site and the WCS requirement for a link road connecting Bath Road, Victoria Road and St. Andrews Road.
- 4.4 An appraisal of existing social infrastructure informed by input from Wiltshire Council, the local community and infrastructure providers, identified additional infrastructure needs to be addressed as part of the WWUE proposals. In identifying and providing for such social infrastructure, regard also needs to be had to achieving sufficient critical mass (population) at the WWUE to ensure such services could be viably delivered and maintained. This is particularly prudent at a time when public finances are constrained.
- 4.5 The WWUE proposals include:

**i) New Homes (including affordable and starter homes and extra-care accommodation)**

- Approximately 1,550 new homes comprising a mix of dwellings to meet the needs of the Warminster Community Area.

The WWUE will provide for a wide range of dwelling types, sizes and tenures to cater for people with different incomes and at different stages of their lives. This will include up to 30% affordable housing in accordance with Core Policy 43 of the Core Strategy, including an element of extra-care provision.

This amount of development at a single location also facilitates the delivery of critical mass of local population to sustain local facilities and public transport proposals arising from the development.

**ii) Employment**

- At least 6ha of employment land. The employment land target (6ha) in the WCS was based on the overall housing target for the Warminster Community Area of 2,060 homes.

The employment land will be delivered as part of the first phase of development on allocated land north of Victoria Road. This will be delivered at a single location at the most northerly point of the site with a view to facilitating synergies with existing employment facilities on Bath Road and minimising the need for haulage vehicles to pass through the centre of Warminster.

In order to maximise the prospect of the employment land being acquired by prospective occupiers as quickly as possible, the WWUE provides for a flexible employment use.

The employment land will be promoted through a joint marketing strategy between the developers and Wiltshire Council. The marketing strategy will be a legal requirement set out in the S106 Agreement relating to Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes). To maximise the attractiveness of the land to prospective occupiers, the land will be fully serviced.

**iii) Community / Social Infrastructure**

- A through-school comprising a 1.5FE primary school (future-proofed to facilitate expansion to a 2FE school) and part-secondary school comprising facilities for year 7 secondary school children.

During the preparation of this masterplan and the associated planning applications, Wiltshire Council and Kingdown School made clear that there was no scope to expand Kingdown School at its existing site to accommodate the projected level of pupils generated by the proposed development of 1,550 homes.

Persimmon and Hannick Homes, through dialogue and agreement with Wiltshire Council and Kingdown School, have now set aside land at the WWUE to accommodate a through-school that can address the expansion requirements of Kingdown School. Should this option for providing additional secondary school places be pursued, it is the intention that Kingdown School will become an all-through academy (4-19 age range) delivering education across two sites (the existing Kingdown Academy site and a new site on the WWUE). The WWUE school site would accommodate the full year 7 secondary cohort (approx. 300 – 325) of children attending Kingdown School.

- A shared community hall to be delivered as part of the school complex. The hall will be designed to suit school and community uses whilst also ensuring maintenance costs associated with such a facility are minimised.
- A mixed use local centre extending to approximately 1.3ha is proposed close to Victoria Road and adjoining the link road in order to maximise accessibility for all new residents of the WWUE.

The local centre, combined with the school facilities will form a community hub within the WWUE. New and existing residents will be able to make use of small-scale services within the local centre which will accommodate a range of uses including a small scale shop, café, pub, hairdressers and takeaway. The local centre will also include extra-care accommodation owing to the close proximity of services.

**iv) Landscaping and Open Space**

- Approximately 52ha of greenspace comprising:
  - Full and junior sized playing pitches (approximately 5) and associated changing facilities. An off-site financial contribution toward the upgrade or provision of sports pitches where on-site provision is not possible. With regards to the Redrow planning application (ref: 14/06562/FUL), the Council has stated a preference for the contribution to be used to assist in the upgrade/replacement of indoor sports facilities at Warminster Sports Centre and/or the upgrading of facilities at Warminster Rugby Club.
  - Formal children's play areas distributed throughout the site.
  - Allotments (approx. 0.45ha).
  - Parkland and green areas (including dog walking routes, nature trails and street furniture). A raised (planted) earth bund up to 2.5m high will run along western boundary of the site.
  - Formalised access to the AONB via the development site through utilising the existing A36 underpass.
  - An ecological park and wetland park will include appropriate landscaping designed to attract, and act as a refuge for wildlife.
  - Extensive areas of woodland designed to screen the proposed development but to also encourage active recreation and facilitate a high quality of life for all residents.
  - The third party (highways) land at the north western corner of the site will remain unchanged (planting and a drainage basis associated with the A36).

**v) Transport Infrastructure**

- A link road from Bath Road to Victoria Road and St Andrew's Road.
- Financial contributions towards a new and/or enhanced bus service linking the site with Warminster Town Centre, Kingdown School and the east of Warminster. This service will be provided by First Group and will commence following the occupation of the 50<sup>th</sup> home on land north of Victoria Road. As patronage for the service increases and it becomes self-financing, the service will provide a regular 30 minute bus service to/from Warminster Town Centre and would serve the entire town to the west, not just the site. (Please see the public transport strategy submitted as part of Planning

Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) for further information).

- The provision of new and improved footway and cycle track links within and without the site to secure high class connectivity to the town and adjoining communities.

**vi) Drainage/Flood Risk Proposals**

- Comprehensive drainage strategies that will ensure that the rate of surface water run-off will be better than current green-field rates.

4.6 The above WWUE proposals reflect the main content of the planning applications and the public consultation feedback that informed the planning applications. They also represent an efficient and appropriate use of land, based on informed design capacity testing.

4.7 Delivery of the WWUE will extend beyond the end of the Core Strategy period in 2026. Approximately 900 homes are expected to be delivered before 2026, a figure that equates to the homes target proposed for the site in the WCS.

4.8 A management company responsible for the long-term stewardship of the WWUE will be established through funding from the developers and through an on-going service charge from development within the WWUE. The management company will be responsible for maintaining the communal areas, public open space, formal open space, landscaping, play facilities and surface water drainage attenuation. Should any issues arise relating to the up-keep of the above facilities, the management company will be on-call and will be held accountable by the proposed residents of the development.

4.9 In response to feedback from dialogue with the Community Reference Groups in November 2015, the developers are willing to enter dialogue with representatives of local sports clubs who may wish to use the recreational facilities (particularly the sports pitches) at the WWUE in the future with a view to ensuring the detailed design stage (full planning applications/reserved matters submissions) can incorporate suggestions where possible.

**Scale of Proposed Development**

4.10 The WWUE represents the long-term strategic solution to comprehensively and sustainably accommodate the growth requirements of Warminster to 2026 and beyond.

4.11 The WWUE proposals within the WCS are based on a high-level assessment of potential site capacity and a precautionary approach to impact mitigation. The indicative approach within the WCS included provision of a landscape buffer to protect the setting of Cley Hill and the AONB to the west of the A36, and to allow for sufficient space to accommodate on-site flood risk attenuation. However, as with all local plan allocations, there is a need for more site-specific evidence prepared

as part of planning applications to allow stakeholders to gain a more thorough understanding of potential impacts and derive the most appropriate mitigation measures. It is therefore clear that comprehensive landscape and visual impact assessments and flood risk assessments are critical in influencing how the WWUE can be developed.

- 4.12 This masterplan is informed by a more comprehensive evidence base than was available at the time the WCS allocation was finalised. Substantial additional evidence has been prepared at a more detailed level (necessary to support planning applications) and this represents a material consideration. This evidence includes, but is not limited to, Landscape and Visual Impact Assessments, Heritage Assessments, Biodiversity Reports/Surveys, Flood Risk Assessments and Transport Assessments<sup>6</sup>. The evidence expands upon and updates the high level assessments of site capacity that was available to policy-makers when the WCS was being prepared.

**i) Detailed Landscape and Visual Impact Analysis**

- 4.13 The Landscape and Visual Impact Assessments informing the two planning applications and particularly the Landscape Strategy and Implementation Plan (submitted as part of Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes)) sets out the rationale for departing from the use of a solitary area of greenspace adjoining the western boundary of the site to the north of Victoria Road as per the WCS.
- 4.14 While the indicative greenspace adjoining the A36 as illustrated in the WCS represented a precautionary measure that principally sought to protect the setting of Cley Hill and the AONB, the landscape strategy informing this masterplan also seeks to address the following objectives in addition to protecting the settings of the aforementioned heritage/landscape designations:
- Integrate the proposed development into its setting;
  - Provide a green buffer adjoining the eastern boundary of the land north of Victoria Road to provide an appropriate green edge where the site abuts the Were Brook, existing development and Coldharbour Meadows County Wildlife Site;
  - Enhance this new western edge to Warminster;
  - Make a positive contribution to the local vegetation pattern and landscape character; and
  - Provide new wildlife habitats.
- 4.15 In addressing all of the above objectives, the proposed landscape strategy proposes a comprehensive suite of landscape proposals for the entire WWUE which results in a higher level of greenspace provision than set out in the WCS whilst still maintaining a green buffer adjoining the A36 that extends from 45m to 90m in depth along the western boundary of the site. The proposed green buffer also includes a raised earth bund that will be up to 2.5m high. The green buffer has

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<sup>6</sup> See Table 1.2 for list of relevant evidence.

been extended southwards through the allocated land south of Victoria Road; something that was omitted from the WCS.

4.16 Key elements and benefits of the proposed landscape strategy informing the proposals include:

- The strategy provides for approximately 18ha more greenspace than illustrated in the WCS diagram. The site, as identified in the WCS, extends to 115ha, of which approximately 81ha of land was identified for 'indicative mixed use' and 34ha for 'indicative green space' (through a single green buffer on the western boundary of the site north of Victoria Road). In comparison, this masterplan proposes approximately 52ha of green space and 63ha of mixed use development. The mixed use figure includes proposed new homes, existing residential properties located within the allocation, employment development, parking, residential gardens, roads, squares and streets.
- The redistribution of some of the 'indicative' greenspace on WWUE land north of Victoria Road to provide swathes (fingers) of woodland planting and open space through the site in a west-east direction before linking with a linear wetland park along the eastern boundary of the allocation on land north of Victoria Road. The green buffer has also been extended along the western boundary of the WWUE land south of Victoria Road.
- The green buffer has been supplemented with an earth bund extending up to 2.5m in height alongside the A36. The bund will be planted.
- In the most visually sensitive parts of the site advance planting is proposed with a view to ensuring development in such phases can be effectively screened as soon as possible.
- The permeation of landscaping through the site also facilitates the creation of distinct neighbourhoods at the WWUE that support community identities and creates a more attractive environment with large amounts of formal and informal open space that is accessible for new and existing residents of west Warminster.
- A new linear, wetland park (utilising the SUDs attenuation ponds) is proposed adjoining the eastern boundary of the WWUE north of Victoria Road to maximise the recreational and wildlife advantages of the Were Brook and the proposed attenuation ponds. This park also represents a buffer between the proposed development and existing properties to the east of the site.
- Utilising landscaping, including woodland planting to fragment the proposed built form rather than just creating a green buffer at the western edge of the site.

4.17 The landscape strategy represented the starting point for informing the WWUE proposals. As is discussed in more detail in Section 5 of this masterplan, Natural England does not object to the proposed landscape strategy (so far as it relates to the WWUE land north of Victoria Road).

## ii) Quantum and Extent of Proposed Development

4.18 Further to the formulation of the landscape strategy, the developers then advanced the masterplan proposals with a view to assessing the level of development that the site could sustainably accommodate having regard to a range of considerations including environmental impacts, infrastructure delivery and ensuring the scheme facilitates the delivery of a new community where the employment, community and open space needs of residents are provided for on-site or funded through financial contributions towards the provision of new or upgraded off-site facilities/services.



- 4.19 The density of development proposed as part of this masterplan has had regard to the prevailing densities of sub-urban development in Warminster to reflect existing character. The masterplan provides for the following breakdown of uses:

**Table 1.3: Allocation Masterplan – Area Breakdown**

Land Use	Area (Hectares)
<b>Allocation Boundary</b>	114.57
<b>Residential Areas</b>	47.72
<b>Existing Residential Properties (within allocation)</b>	0.49
<b>Education including dual use playing field area</b>	3.60
<b>Local Centre</b>	1.27
<b>Employment Area</b>	5.98
<b>Landscape Buffer/Semi-Natural Green Space/Ecology Park/Allotments</b>	47.43
<b>Playing Fields excluding dual use playing field area</b>	3.63
<b>Strategic Highway Infrastructure (Link Road)</b>	4.45
<b>Allocation Area (Total)</b>	<b>114.57</b>

- 4.20 The allocation masterplan includes provision for c. 47ha of residential land (excluding strategic landscaping, strategic road infrastructure, strategic public open space, the local centre, school and employment land).
- 4.21 While there is no longer a nationally prescribed minimum net density for residential development, previous national planning policy (Planning Policy Statement 3) prescribed a minimum density of 30dph. Therefore, the proposed average net density applied to the WWUE compares favourably to the previous minimum density requirement. In order to facilitate innovative design which is responsive to constraints and opportunities, there will be variation in how this average density is delivered across the site. A density range of 15dph and 50dph will be used subject to detailed design and landscaping considerations.
- 4.22 In response to consultation feedback, the masterplan also provides for a local centre that could accommodate local services such as small-scale shops, a pub, take-away and café. Under the terms of the WCS, there is no requirement to deliver a local centre at the WWUE based on the 900 homes target. However, the proposed uplift in the number of proposed new homes facilitates the viable delivery of a local centre and therefore such a community benefit has been incorporated into the proposals.

4.23 As shall be discussed in more detail below in respect of 'growth benefits', the masterplan provides for the full target of employment land (6ha) needed to accompany planned housing growth across Warminster over the period to 2026 (2,060 homes).

**iii) Housing Delivery in Warminster (2006-present)**

4.24 Since the beginning of the WCS period in 2006, approximately 606 homes have been delivered and planning permission secured for 194 additional homes within the Warminster Community Area<sup>7</sup>. This is against a housing target of 2,060 new homes over the period to 2026. This demonstrates a delivery profile of c. 600 homes during the first 9 years of the Plan period; with a further 1,454 homes remaining to be built during the next 11 years.

4.25 The ability of the WWUE to accommodate a greater amount of development than 900 dwellings and 6ha of employment land, while still mitigating environmental/transport impacts, means it presents a viable, sustainable and plan-led solution to accommodating development in Warminster up to 2026 and beyond. This provides long-term certainty for the community and infrastructure providers on how and when development will be delivered. As set out in the housing delivery timetable at **Appendix A**, the WWUE is likely to cater for approximately 650 homes between 2026 and 2033, thereby reducing development pressures in Warminster at the beginning of the next plan period.

4.26 The WWUE, in providing a site for a through-school, addresses an existing problem of secondary school capacity. Wiltshire Council in collaboration with Kingdown School had previously explored a number of options aimed at providing additional secondary school places but none proved suitable. The through-school option does not prevent the Council or Kingdown School identifying an alternative option for delivering additional secondary school places in Warminster in future years; the delivery of any such alternative option would also benefit from secondary education developer contributions from the WWUE.

**iv) Growth Benefits**

4.27 In preparing the WCS, Wiltshire Council used a thorough site selection process in identifying strategic development sites. The WWUE was identified as the most sustainable location for strategic level growth in Warminster and while competing sites were promoted during the plan WCS preparation process; Wiltshire Council and the independent Planning Inspector concluded that the allocation of the WWUE was sound.

4.28 The evidence prepared by the developers demonstrates that the WWUE is capable of sustainably accommodating more development than anticipated within the Wiltshire Core Strategy while suitably mitigating environmental and other impacts.

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<sup>7</sup> Wiltshire Council's 'Housing Land Supply Statement' (September 2015)

- 4.29 The provision of housing, employment and social infrastructure at a single location facilitates the establishment of a new community. Moreover, the increase in the number of homes at the site allows more infrastructure, particularly community infrastructure, to be viably delivered by developers as part of the development. The resultant population increase also improves the viability and up-take of new services in the area (e.g. shops, schools and public transport) and supports the creation of a new, prosperous community.
- 4.30 The allocation proposals are also required to facilitate the delivery of a new or expanded bus service where the level of projected patronage (from a new development) informs how the bus operator will deliver the service and if such a service can be viably maintained well into the future when developer contributions have been exhausted. The same principle applies to the proposed delivery of a primary school within the site and to the healthcare facilities that are catered for as part of the local centre.
- 4.31 In terms of wider sustainability, directing long-term growth to the WWUE ensures that the most efficient use of development land is pursued, thereby reducing pressures to release more greenfield land elsewhere in the Community Area and provides for a better prospect of housing development being phased alongside infrastructure and employment delivery.
- 4.32 Notwithstanding on-site provision of infrastructure and financial contributions towards off-site infrastructure to be addressed at the planning application stage via CIL and S106 legal agreements, the WWUE proposals will also generate funding via the Government's New Homes Bonus (NHB). This is a fiscal incentive aimed at rewarding local authorities and communities through annual bonus payments paid over a 6-year period from the date that the dwellings have come into use. Based on current estimates and 30% affordable housing provision, the allocation proposals would generate approximately £14.6 million in NHB payments.
- 4.33 The allocation proposals will also generate employment during the construction and operational phases. During the operational phase, the employment / school / local centre uses are likely to generate between 700 and 1,000 jobs. Meanwhile, the proposals are likely to generate in excess of 400 jobs during the construction phase.
- 4.34 In addition to the above and as summarised in **Table 1.4** below, the increase in the level of proposed development at the WWUE facilitates the provision of a number of benefits that would not otherwise be delivered based on the 900 dwellings figure.

**Table 1.4: Comparative Analysis of the Allocation Proposals**

Consideration	Key Core Strategy Proposals	Key WWUE Allocation Masterplan Proposals	Benefits associated with the WWUE Allocation Masterplan Proposals
<p><b>Strategic Growth</b></p>	<p>The WWUE was the only strategic site identified in Warminster despite the WCS confirming an overall housing target for the Warminster Community Area of 2,060 new homes over the period 2006 – 2026.</p>	<p>As contained in this masterplan.</p>	<p>As discussed briefly above, the benefits associated with accommodating the long-term growth needs of Warminster at the WWUE include:</p> <ul style="list-style-type: none"> <li>• The greater scale of development means the proposals at the WWUE will accommodate a larger proportion of Warminster’s growth than envisaged in the WCS. This is particularly important in Warminster owing to the relative shortage of large-scale brownfield sites and the likelihood that further significant growth will necessitate further development on greenfield land. Accordingly the most sustainable way forward is to ensure that all development land is utilised as efficiently as possible without generating significant environmental impacts.</li> <li>• This masterplan provides certainty for the local community on the quantum of growth that will be delivered at the WWUE and the timeline for its delivery. Moreover, it provides certainty on the timely delivery of infrastructure alongside the development proposals (via S106 Agreements) to ensure no undue burden is placed on existing infrastructure in Warminster owing to delays in delivering infrastructure or there being insufficient land/contributions available to fund critical items of infrastructure.</li> <li>• The co-location of significant housing growth alongside key existing and proposed employment facilities fosters more sustainable commuting patterns and by association, a better quality of life for residents as the need to commute significant distances can be avoided in some cases.</li> </ul>
<p><b>New Homes</b></p>	<p>The proposed delivery of 900 homes over the period to 2026.</p>	<p>In accordance with the housing delivery proposals in the WCS, the site will deliver approximately 900 homes over the period to 2026.</p> <p>The site has capacity to deliver a further 650</p>	<p>The masterplan proposals accord with the WCS objective of 900 homes being delivered at the WWUE over the period 2006 – 2026. (Please see the projected housing delivery timetable attached as <b>Appendix A.</b>)</p> <p>This masterplan will also assist in accommodating some of the housing</p>

		homes over the period to 2033; thereby delivering a total of 1,550 homes across the WWUE.	<p>requirements for Warminster over the period 2026-2033 (the next Local Plan period). Approximately 550 additional homes can be accommodated at the site during that period.</p> <p>The long-term housing delivery trajectory also allows infrastructure providers to plan for infrastructure delivery and investment at Warminster.</p> <p>The WWUE proposals will include affordable housing in accordance with the WCS.</p>
<b>Employment Land</b>	6ha of employment land to serve the Warminster Community Area.	A minimum of 6ha of employment land with additional employment generating facilities (primary school, local centre uses).	The employment land target of 6ha is an agreed level of employment development contained in the WCS serving all of the Community Area; it is commensurate to the Community Area target of 2,060 homes rather than the 900 dwellings target attributed to the WWUE within the WCS.
<b>Local Centre</b>	No prescribed requirement for a local centre.	A local centre that makes provision for local shops, services and a health centre.	Notwithstanding the fact that the proposed development of 900 homes at the allocation was unlikely to viably support the delivery and patronage requirements of a local centre, the additional quantum of proposed development at the WWUE also means that the viability of the local centre is more assured by reason of the projected level of patronage from the WWUE in addition to patronage from existing residents of West Warminster. Moreover, the planned approach to strategic development through this masterplan allows prospective occupiers of the local centre to account for future phases of development and incorporate such a consideration into their business plans.
<b>Landscaping and Open Space</b>	34ha concentrated on the western boundary of the allocation north of Victoria Road.	52ha of green space (including woodland planting/woodland areas) distributed through the scheme as part of a strategy that was agreed in principle with Natural England, the AONB Partnership and Wiltshire Council's Landscape Team.	As discussed above in relation to the proposed scale of development, the proposed landscape strategy allows for the effective screening of the proposals whilst also ensuring that much of the green space is usable and generates recreational and ecological benefits.

<b>Road Infrastructure</b>	Link road from Bath Road to Victoria Road to Thornhill/St Andrews Road.	Link road from Bath Road to Victoria Road to Thornhill/St Andrews Road.	The proposed link road forms a core element of the WWUE proposals in accordance with the WCS.
<b>Public Transport</b>	Bus service to the town centre and sustainable transport solution for those attending Kingdown School.	Bus service to the town centre and sustainable transport solution for those attending Kingdown School.	This bus service will be provided by First Group and is likely to commence following the occupation of the 50th home on land north of Victoria Road. As patronage for the service increases and it becomes self-financing, the service will provide a regular 30 minute bus service to/from Warminster Town Centre and would serve the entire town to the west, not just the site. (Please see the public transport strategy submitted as part of Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) for further information).
<b>Primary School</b>	Contributions towards a primary school.	New primary school to be provided at the site that will serve the need generated by the proposed development. There is also some existing capacity in Princecroft Primary School.	The WWUE proposals provide for a new 1.5FE primary school that can be expanded to a 2FE school at a later date should the need arise. The delivery of the school as part of the WWUE proposals minimises the need for school trips in the peak am and pm hours extending beyond the WWUE; thereby limiting transport impacts. Similarly, the consolidation of large scale growth at the WWUE ensures that the funding and delivery trajectory for the school is plan-led.
<b>Secondary School</b>	Contributions towards secondary school provision.	Contributions towards secondary school provision. A long term solution to capacity issues at Kingdown School is required; the WWUE scale of development and concentrating the bulk of the town's development at a single location offers the best option of coordinating and supporting delivery of an effective solution.	The WWUE, through the provision of a site for the expansion of Kingdown School, helps to resolve the difficulties Kingdown School has encountered in recent years owing to the lack of available land to expand its existing campus. Moreover, the planned delivery of 1,550 homes at the WWUE allows the school to plan ahead and apply for advance funding (alongside the developer contributions it will receive from the development) to construct the through-school.
<b>Play/Sports facilities</b>	Children's play, accessible natural	Children's play, accessible natural green space, sports, allotments.	The open space proposals set out in this WWUE are commensurate to the level of proposed housing development (1,550 dwellings) in

	green space, sports, allotments.		<p>accordance with the standards listed in the Council's Leisure and Recreation DPD.</p> <p>As discussed previously, consultation with the Community Reference Groups in November 2015 confirmed local sports clubs in Warminster are seeking additional playing pitches. The developers are willing to liaise with representatives of the sports clubs at the detailed design stage of the planning application proposals to discuss the prospect of some of the pitches at the WWUE being used by the clubs.</p>
<b>Transport/ flood risk/ archaeology, ecology, landscape and visual impacts.</b>	Suitable assessment and mitigation required.	Assessment work has been undertaken and suitable mitigation is proposed (discussed in later sections).	The WWUE proposals and associated mitigation mean that uncertainty regarding where long term growth should be directed and what the technical constraints might be, is avoided. Moreover, the WWUE means that comprehensive mitigation measures can be derived, coordinated and delivered alongside proposed development growth.
<b>New Homes Bonus / Community Infrastructure Levy (CIL)</b>	<p>Approximately £8.5 million (based on 900 dwellings) as part of the New Homes Bonus.</p> <p>(Wiltshire Council's CIL was adopted after the adoption of the WCS and the Warminster Neighbourhood Plan was not at an advanced stage at the time that the WCS was adopted.)</p>	<p>Under the terms of the Government's New Homes Bonus, the scheme would generate approximately £14.6 million (based on 1,550 homes) in 'bonus' payments to Wiltshire Council that can in turn be invested in services and facilities in Warminster.</p> <p>As part of the development, the developers will be required to pay financial contributions under Wiltshire Council's adopted Community Infrastructure Levy (CIL). This will be levied at £30 per sqm of residential floorspace (excluding affordable homes) and Warminster Town Council will receive 25% of the CIL receipts once its Neighbourhood Plan has been adopted.</p>	<p>New Homes Bonus (NHB): This is a Central Government fiscal incentive aimed at facilitating the delivery of housing across England by rewarding local communities through 'annual bonus payments' paid over a six year period.</p> <p>The Government will make a bonus payment (equivalent to council tax) for each new dwelling with a premium of £350 paid for each affordable dwelling. The payments are made to Wiltshire Council and the objective is to ensure the economic benefits of housing growth are more visible within the local area.</p> <p>Using the Government's NHB Calculator, preliminary calculations indicate that the WWUE proposals for up to 1,550 dwellings would generate c. £14.6 million in NHB payments across a six year period.</p> <p>Community Infrastructure Levy (CIL): Wiltshire Council will levy a CIL charge of £30 per sqm of residential floorspace at the WWUE;</p>

			Warminster Town Council will be entitled to 25% of the CIL receipts upon adoption of its Neighbourhood Plan. These CIL receipts can be used to help fund other infrastructure (e.g. a swimming pool/leisure complex) that would benefit the wider town.
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## 5 SUPPORTING EVIDENCE: AN OVERVIEW

5.1 This section provides an overview of how the constraints relating to the site have been addressed as part of the evidence supporting the planning applications. Further information on the various topic areas can be located by reviewing the planning applications (Planning Application Refs. 15/01800/OUT & 14/06562/FUL) that are published on Wiltshire Council's website.

5.2 The following considerations are discussed in turn below:

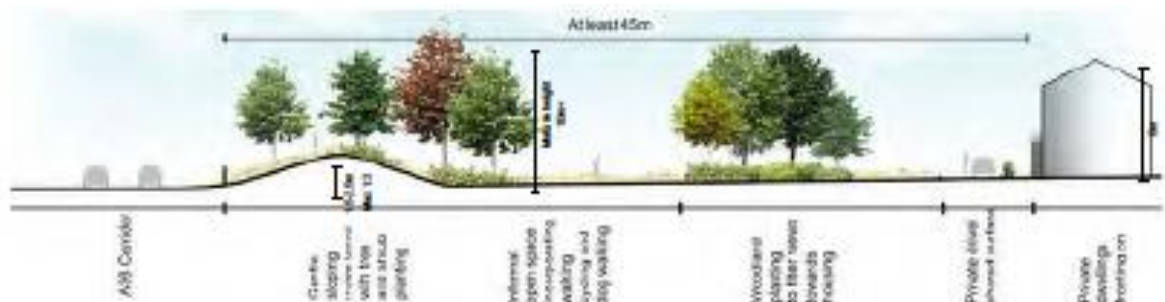
- Landscape, Open Space & Minimising Visual Impacts
- Transport
- Flood Risk / Drainage
- Heritage / Ecology / Noise / Social Infrastructure

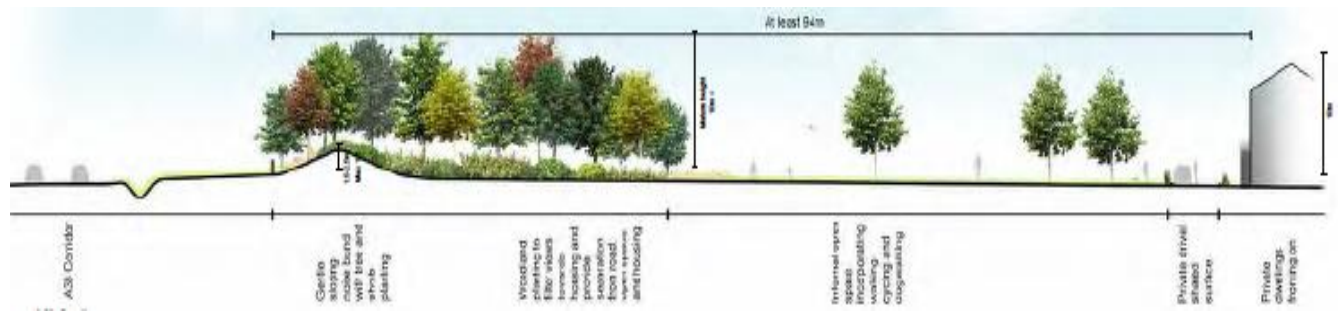
### Landscape, Open Space & Minimising Visual Impacts

5.3 A comprehensive landscape strategy underpins the masterplan owing to the importance of minimising impacts, particularly in respect of Cley Hill and the AONB; providing a landscaped buffer along the western edge of the site; and fragmenting the built form at the site through the use of planting and landscape corridors. The WCS Development Template for the site identifies the need for a green buffer adjoining the A36. The extent of the buffer is purposefully 'indicative' with a view to the extent and distribution of the greenspace being informed by more detailed technical analysis in the form of this masterplan and the landscape assessments submitted in support of the planning applications.

5.4 In response to pre-application dialogue with Natural England, the AONB Partnership, the Local Community and Wiltshire Council, the developers have assessed all key views towards and from the site (as set out in the respective Landscape and Visual Impact Assessments accompanying the planning applications). This has in turn informed a set of landscape proposals within which development has been proposed. The landscape proposals comprise:

- A green buffer adjoining the A36. The buffer will extend to at least 45m in depth and will include a planted earth bund (extending to 2.5m in height at a maximum gradient of 1:3). The buffer will extend to approximately 90m in depth in areas where the risk of visual impact is greatest. Sketches of the bund are set out below for reference:





- A green infrastructure network. Rather than focusing all greenspace adjoining the A36 and only on the WWUE land north of Victoria Road (as per the indicative greenspace distribution in the WCS), the proposals redistribute some of the 'indicative' green space on WWUE land north of Victoria Road to provide swathes (fingers) of woodland planting and open space through the site in a west-east direction before linking with a linear wetland park along the eastern boundary of the allocation on land north of Victoria Road. This provides a landscape framework within which buildings can be located. The framework will serve to minimise visual impacts, however, it is also key to developing a high quality neighbourhood with usable public open space that is accessible to future residents and existing residents to the east of the WWUE.
- Opportunities to integrate landscape, ecology and drainage considerations have been utilised. Such opportunities include providing an ecology park (where planting and the attenuation ponds will be used to provide enhanced habitat for wildlife). The attenuation ponds will be shallow and with the exception of a few ponds will remain dry outside of periods of peak rainfall.
- Maintaining and enhancing the majority of existing hedgerows unless their removal and subsequent replacement is unavoidable.
- On land north of Victoria Road, the Were Brook Corridor will be enhanced for recreational use and will be integrated as part of a new linear wetland park.
- Active recreation space (comprising multiple full sized and junior playing pitches with changing rooms and children's play areas) will be distributed in clusters across the WWUE to maximise accessibility to the facilities and to ensure their delivery can be phased (and is not delayed) alongside the residential and commercial proposals. In terms of Redrow Homes' scheme (Planning Application Ref. 14/06562/FUL), financial contributions towards off-site provision or upgrade of recreation facilities has been proposed. There have been suggestions that the sports facilities should be consolidated at one location and assigned to existing sports clubs in Warminster; however, this would delay the delivery of the facilities owing to viability and phasing constraints while the proposed facilities are required to support the new development rather than address pre-existing deficiencies. Moreover, the sports pitches/recreation facilities will be maintained in perpetuity by a management company funded by the developers and future residents of the development. The developers are happy to enter dialogue regarding proposals from the local community/Town Council relating to the use of the facilities by sports clubs at the detailed design stage (full planning applications or reserved matters submissions).

5.5 Since Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) was submitted to Wiltshire Council in early 2015, there have been a number of requests from stakeholders for additional clarity on the landscape proposals and their delivery (including phasing). In response to the comments, SLR Consulting has prepared a 'Landscape Strategy and Implementation Plan' that can be accessed on Wiltshire Council's website using the planning application search facility for Planning Application Ref. 15/01800/OUT. The aforementioned plan sets out the landscape

proposals/principles in more detail and the same principles will also apply to the WWUE land to the south of Victoria Road.

- 5.6 Both Landscape and Visual Impact Assessments submitted in support of the planning applications conclude that through the implementation of mitigation strategies, the proposed development of the WWUE would not have an unacceptable impact on sensitive receptors. In response to the Landscape Strategy and Implementation Plan, Natural England confirmed on 23 October 2015 that the proposals contained within the Plan addressed its concerns and it has no objection. This letter can be accessed on Wiltshire Council's website using the planning application search facility for Planning Application Ref. 15/01800/OUT.

### **Transport**

- 5.7 Transport Assessments (TA) have been submitted with both planning applications demonstrating that the highways network can accommodate additional traffic generated by the planning application schemes.
- 5.8 The TA prepared in support of Planning Application Ref. 15/01800/OUT is supported by a Warminster-wide 'S-Paramics Micro-Simulation Traffic Model' (S-Paramics Model). This bespoke traffic model was prepared using a computer programme and comprised the following:
- (i) The model uses information collected using Automatic Number Plate Recognition cameras at key transport junctions/routes within, and on the periphery of, Warminster with a view to capturing all car trips within, entering and exiting the town. The locations of the cameras for the purpose of understanding traffic movements were agreed with Wiltshire Council's Highways Department and Highways England beforehand. Other information collected included traffic surveys, junction counts, queue length surveys and journey time surveys.
  - (ii) The information on traffic movements was then collated and inputted to the model which in turn graphically illustrated how traffic moved around the town in 2013 (the base year) to reflect the existing traffic flows and congestion at morning and evening peaks. The parameters informing this baseline model were forwarded to Wiltshire Council Highways and Highways England; both organisations agreed that the model adequately represents the existing highways network in Warminster. The model was also presented to representatives of the Warminster Neighbourhood Plan Group where feedback informed the final calibration of the model.
  - (iii) Once the baseline model was agreed, projected traffic arising from approximately 1,550 homes, 6ha of employment land, a primary school and a local centre at the WWUE was inputted to the model. This modelled weekday peak periods in the morning (07:00-10:00) and afternoon (16:00-19:00). As part of the Reference Group dialogue in November 2015, it was suggested that traffic peaked between 15.00 and 16.00 in the afternoon owing to school-related trips. The traffic counts attained by PFA Consulting confirmed that traffic flows in the town centre were lower between 15:00-16:00 (694 trips) than between 16:00-17:00 (730 trips) or 17:00-18:00 (767 trips). The same applied to traffic on Victoria Road (357 trips between 15:00-16:00 whereas the number of trips exceeded 400 each hour between 16:00 and 18:00). Accordingly, the model was robust in using 16:00 – 18:00 as the peak afternoon traffic period.

- (iv) The modelling confirms that the proposed 1,550 new homes and employment development at the WWUE would increase in traffic queuing and delay on the surrounding local highway network in Warminster without mitigation. Significant increases in journey times would be experienced for westbound traffic on the B3414 passing through the town centre during the afternoon peak period. Exacerbated queuing would also be witnessed along Market Place, Station Road, East Street and Copheap Lane.
- (v) The modelling allowed mitigation measures (to be delivered/funded by the developers) to be identified including, but not limited to:
  - a. The introduction of an interactive traffic light system at the High Street/Market Place/Weymouth Street junction that would improve the through-flow of traffic which is currently hampered by the phasing of the lights.
  - b. The conversion of the Portway/Westbury/Copheap Lane priority junction to a compact roundabout that will reduce queuing at the junction.The model confirms that the above mitigation proposals coupled with other minor improvements (e.g. access arrangements at the WWUE) to the local highway network will ensure that the 1,550 homes and employment proposals at the WWUE will have no unacceptable impacts on the local or strategic highways network in accordance with established highways standards and criteria.

- 5.9 Based on the aforementioned traffic model and analysis (set out in more detail in the transport assessments/travel plans informing the planning applications) the WWUE proposals will not result in significant adverse impacts on the local or strategic highway networks.
- 5.10 Wiltshire Council's Highways Department and Highways England have concluded that the transport modelling undertaken in support of the applications is robust and it demonstrates that the proposals will not have an unacceptable impact on the surrounding road network subject to the implementation of the suggested mitigation measures. The modelling included a scenario that allowed for 1,550 homes at the WWUE.
- 5.11 In terms of the requirement for a link road between Bath Road and St Andrews Road, the developers agree to address the requirement for the estate link road within their respective planning application schemes with a view to delivering sections of the road on a phased basis. This link road is likely to have a speed limit of 30mph and will be capable of accommodating a bus route. The width of the link road leading from the Bath Road entrance to the employment area will be wider than the remainder of the road in order to cater for traffic and haulage vehicles associated with the employment area.
- 5.12 In accordance with the WCS, the developers will fund (via S106 or CIL as appropriate) the delivery of new or upgraded pedestrian routes within and adjoining the site where applicable. For example, in response to Redrow's planning application, the Council has requested upgrades to an existing PRow and provision of a contribution towards a controlled crossing on Victoria Road in order to connect the PRows known as WARM6 and WARM70. This will be particularly important for ensuring safe routes to school.

- 5.13 Construction traffic is a key consideration and the focus of growth at the west of Warminster, adjoining the A36, will minimise the risk of construction vehicles travelling through the Town Centre. It is agreed that the developers will use all reasonable endeavours to ensure construction vehicles use the A36, Bath Road and Victoria Road to access the allocation without having to travel through the centre of Warminster. At present, the allocated land between Redrow's site and Victoria Road is not subject of a planning application, construction vehicles serving this development parcel will be required to use St. Andrews Road governed by strict criteria relating to construction delivery hours and vehicle cleaning facilities, as agreed with the LPA's Highways Department. These measures will be captured under Construction Management Plans which the developers at the allocation will be required to submit to Wiltshire Council for approval prior to development commencing.
- 5.14 For further information on all of the above, please see the transport analysis supporting Planning Application Refs. 15/01800/OUT and 14/06562/FUL (which includes a Construction Traffic Management Plan within the St Andrews Road ES Addendum (May 2015), Chapter D, Appendix 5.1).

#### **Surface Water Drainage / Flood Risk**

- 5.15 There are two surface water catchment areas affecting the WWUE; surface water flows from land north of Victoria Road form part of a separate drainage catchment (including the majority of the town) to the drainage catchment associated with the land south of Victoria Road. Accordingly the two land areas are independent of one another and different circumstances and mitigation measures apply to each.

#### **Land North of Victoria Road**

- 5.16 A small section of the WWUE land north of Victoria Road falls within Flood Zone 2, where the site abuts the Were Brook. There is also a need to ensure that the proposals do not adversely impact on flooding elsewhere in the drainage catchment and a requirement within the WCS for developers at the WWUE to provide Wiltshire Council and the Environment Agency with robust data to assist in modelling of the wider catchment.
- 5.17 The predominant soil type at the site does not facilitate easy infiltration (soakage) of surface water and therefore in restricting surface water flows to greenfield run-off rates or better, the proposals north of Victoria Road include on-site attenuation measures in the form of attenuation ponds, swales and two storage basins. As set out in the Flood Risk Assessment (FRA) submitted as part of Planning Application Ref. 15/01800/OUT, these measures restrict the flow of surface water during times of peak rainfall to the point where the rate of run-off is better than that currently associated with the undeveloped site.

- 5.18 The distribution of the attenuation measures (principally attenuation ponds) has been informed by the site levels and the division of the site into sectors where each sector is allocated a pond(s); this also ensures that the mitigation measures can be provided alongside each phase of development. Moreover, all development is located outside the flood plain as per this masterplan and the aforementioned outline planning application.
- 5.19 Since the application (Ref. 15/01800/OUT) was submitted to Wiltshire Council in February 2015, the Environment Agency (EA) and Wiltshire Council have requested further flood risk analysis to support the content of the FRAs and to test the robustness of the EA's flood map for the area. This necessitated modelling of water flows at the Were Brook by Persimmon and Hannick Homes. The resultant analysis confirmed that the EA's flood map was inaccurate in part and additional mitigation in the form of two on-site storage basins, defence bunds and the removal of an on-site culvert was required to address the findings of the modelling.
- 5.20 The above modelling, analysis and mitigation measures are set out in the FRA Addendum submitted as part of Planning Application Ref. 15/01800/OUT and it confirms that the rate of surface water run-off will be equal to, or less than, current greenfield rates.

#### **Land South of Victoria Road**

- 5.21 In terms of surface water drainage, given the uncertainty regarding the delivery of the other land to the north and west which falls outside of Redrow's control, it is more difficult to bring forward a strategic solution at this stage. Consequently, Redrow has designed a solution to mitigate the impacts of its proposed scheme on land at St Andrews Road only (circa 200 dwellings). However, more importantly, the proposed drainage solution will not prejudice further development to the south of Victoria Road coming forward from a drainage perspective.
- 5.22 In terms of surface water drainage, developers on land to the south of Victoria Road essentially have the choice of an infiltration solution or a gravity solution. On land at St Andrews Road, Redrow is proposing an infiltration solution, which will comprise an on-site tank and pond attenuation with soakaway disposal. Most importantly, the proposals have been designed to ensure that the balance of the surface water runoff, not already being drained to soakaway, would be attenuated in a below ground tank with a restricted discharge into an infiltration basin. This is designed to allow for up to and including the 1 in 100 year event plus a 30% allowance for climate change. This means that none of the surface water runoff from the development will discharge into either the existing sewer or land drainage networks.
- 5.23 Redrow's proposals will in no way impede any future developer from designing an independent on-site infiltration solution, as is being proposed on land at St Andrews Road on the remainder of the WWUE to the South of Victoria Road. Conversely, should rates not allow for this, the developer

could bring forward a gravity solution, which Redrow will not prejudice, given that they are not proposing such a solution themselves.

- 5.24 Furthermore, it is important to acknowledge that there is an existing drainage problem in Warminster and the proposed scheme by Redrow will provide betterment to the existing position, taking additional pressure off the downstream network. Their proposals will therefore not prejudice any future development to the south of Victoria Road. Ultimately, all planning applications at the WWUE will need to demonstrate that the proposals will not flood and will not increase the risk of flooding elsewhere in accordance with established guidance. Where it is not possible to rely on off-site mitigation, on-site provision will need to be allowed for within application layouts.
- 5.25 During the operational phase of development, the drainage attenuation measures will be maintained by Wiltshire Council (via reasonable financial contributions secured within S106 Agreements pursuant to the applications at the WWUE) or through a private management company that will be funded by the developers and an on-going service charge from development within the WWUE. At the time of writing, the developers intend to appoint a private management company to oversee the maintenance of the drainage measures, landscaping and general up-keep of the application sites.

### **Foul Drainage**

- 5.26 As part of the application proposals to the north of Victoria Road (Application Ref. 15/01800/OUT), Persimmon and Hannick Homes commissioned Wessex Water to undertake foul drainage modelling to assess if there is capacity to accommodate up to 1,200 homes and advise on any works/contributions that will be required from the developers to enable connection to the existing foul drainage network.
- 5.27 Wessex Water advised by letter dated 16 November 2015 that there is sufficient capacity to cater for the proposals; however, contributions (approximately £300,000) will be required to facilitate connection to the existing network and to provide for upgrades to the Portway Pumping Station.
- 5.28 In terms of the application proposals on land adjoining St Andrew's Road (Application Ref. 14/06562/FUL), a new adoptable pumping station will be provided on-site with a rising main laid through the development to the southern boundary. This will continue as a requisitioned rising main laid by Wessex Water from the site boundary to the agreed point of connection into an existing adopted foul sewer approximately 1.5km to the south east. The rising main will have sufficient capacity to serve up to 400 dwellings to the south of Victoria Road and thus provides a strategic solution. It has been agreed with Wessex Water that initially the Pumping Station will have capacity for the Redrow development only. However, when other development to the south of Victoria Road

comes forward, minor upgrade works to the pumps will be undertaken by Wessex Water at their cost, in order to accommodate these other units.

### **Heritage / Ecology / Noise**

5.29 The developers, in support of their planning applications, submitted plans and documents addressing all of the above in detail.

#### **i) Heritage**

5.30 The developers commissioned consultants (CgMs) to describe the significance of any heritage assets affected by proposals at the WWUE including any contribution made by their setting in accordance with the NPPF. The evidence includes desk-based assessments and field evaluations while CgMs also commissioned Richard K Morriss & Associates to prepare 'An Impact Assessment of Proposed Development on Nearby Heritage Assets' in support of Planning Application Ref. 15/01800/OUT. All of the above evidence can be accessed on Wiltshire Council's website as per **Table 1.2** of this masterplan.

5.31 The archaeological assessments did not identify any significant archaeological remains at the planning application sites; however, the WWUE land falling outside the two planning applications will need to be subject of further desk-based analysis and possible field evaluation.

5.32 There are a number of heritage assets (listed buildings, locally designated buildings and the Conservation Area along Bath Road and Victoria Road) to the east of the site, Cley Hill Scheduled Ancient Monument to the west of the site beyond the A36, and the Grade II Listed Bugley Barton Farmhouse is located within the WWUE (immediately to the south of Victoria Road).

5.33 The allocation masterplan adopts a precautionary principle and provides for a green buffer around Bugley Barton Farmhouse. All future planning applications at the WWUE will need to be informed/supported by an appropriate desk-based assessment which assesses the significance of the heritage asset (including Bugley Barton Farm) and its setting whilst also considering the impact of a proposal on the asset/its setting. Similarly, such applications will need to be supported by desk-based assessments and field surveys that assess the potential presence of archaeological deposits.

#### **ii) Ecology**

5.34 Ecology surveys have been undertaken as part of the planning applications to better understand the ecological value of the application sites (comprising the majority of the WWUE) and the potential presence of protected species. These have concluded that the relevant land is of low ecological interest as it predominantly comprises arable land together with smaller areas of species-poor,



semi-improved grassland. The fauna identified as part of the surveys included common reptile species, foraging bats, skylark and dormouse.

- 5.35 As part of the proposed mitigation strategy, it is proposed to retain existing woodland and hedgerow network where possible. Moreover, the landscape framework discussed previously within this document will result in net ecological benefits. The allocation proposals also include an ecology park and wetland park.
- 5.36 Phosphate levels in the River Wyle need to be managed to prevent adverse effects upon the River Avon SAC, particularly as this stretch of the river is failing its conservation targets and has been identified as a 'high risk' sub-catchment in the recent EA/NE/WC Nutrient Management Plan. There is a risk that further modelling (in progress) and subsequent negotiation with the statutory bodies may identify that mitigation measures are required for levels of development at the town beyond those planned in the WCS (1920 dwellings), post 2026. Based on the housing trajectory shown in Appendix A, to accommodate development beyond the plan period, a permission for development north of Victoria Road may need to include a contingency for the developer to help fund iron dosing of waste water at the sewage treatment works (subject to agreement with Wessex Water), or an alternative measure, should such a need for mitigation arise. Development of the remaining land south of Victoria Road, not subject to a current planning application, will be subject to screening under the Habitats Regulations which may also result in the need for additional mitigation.

### **iii) Noise**

- 5.37 Owing to the proximity of the site to the A36 trunk road, there will inevitably be noise impacts arising from this busy road. The landscape strategy makes provision for a planted earth bund adjoining the A36 that integrates seamlessly with the green buffer that is proposed along the western boundary of the allocation proposals. The bund<sup>8</sup>, coupled with the landscape buffer and sensitive layout/design of the homes closest to the western boundary of the site will assist in avoiding any potential significant noise impacts. At the detailed design stage (reserved matters) further detailed attenuation measures can be incorporated into homes including high specification insulation, glazing and ventilation.

### **iv) Agricultural Land**

- 5.38 In terms of the quality of the agricultural land, an assessment of agricultural land quality of the planning application site north of Victoria Road (Application Ref. 15/01800/OUT) is contained at Chapter 16 of the Environmental Statement submitted with the application. This confirms that less

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<sup>8</sup> More detail on the proposed noise bund can be found in the Landscape Strategy and Implementation Plan submitted to Wiltshire Council in support of Planning Application Ref. 15/01800/OUT.

than quarter of the application site, representing the majority of the WWUE land, comprises 'Best and Most Versatile' (BMV) Agricultural Land – the highest quality of agricultural land.

- 5.39 The 'Agricultural Land Classification and Soil Resources Report' supporting the planning application to the south of Victoria Road (Application Ref. 14/06562/FUL) confirms that the land comprises BMV Agricultural Land. However, the principle of development at the WWUE has already been established and accepted as part of the WCS. To off-set the loss of BMV agricultural land, the proposals need to make the most efficient use of the land for development with a view to minimising the need to develop BMV agricultural land elsewhere on the periphery of Warminster.

## 6 URBAN DESIGN

### Introduction

- 6.1 Distinctive and high quality design, public realm and open space coupled with the provision of associated infrastructure will play a significant role in the delivery of a successful and sustainable development. As discussed above, the pursuance of a landscape-led approach to the delivery of the WWUE is critical in both mitigating environmental impacts and delivering a scheme where community cohesion and well-being is fostered.
- 6.2 In this regard, the following urban design principles will, at the full planning application stage or reserved matters stage, inform the proposed development at the site:
- Having regard to the landscape strategy referenced in this masterplan (vid. Landscape Strategy and Implementation Plan submitted in support of Planning Application Ref. 15/01800/OUT), proposals should provide for a mix of densities with the highest densities located adjoining the link road and in close proximity to the Local Centre. The lowest density areas will be located in hamlets at the most visually sensitive parts of the site along the south west boundary of the allocated land north of Victoria Road. Planning application 14/06562/FUL is accompanied by a detailed landscape strategy which has been agreed with the Council.
  - The majority of dwellings on site will be 2-2.5 storeys with some 3-storey buildings used at key locations (adjacent to the link road and within the Local Centre) to frame vistas and to accommodate a limited number of apartments and extra-care facilities to meet local needs. Planning application 14/06562/FUL includes a mix of units from 1 bed flats to 4 bed detached units. The scheme also provides a number of bungalows to the eastern boundary to limit impact on neighbouring properties.
  - Buildings (& gardens) should be orientated to maximise opportunities for solar gain where possible.
  - Street layouts will predominantly adhere to a loose grid where cul-de-sacs will not be encouraged unless a case can be made for their provision.
  - Buildings will, where possible, be orientated to front onto streets and open spaces to maximise natural surveillance and encourage social interactions.
  - Development blocks will be designed to maximise legibility and connectivity.
- 6.3 Any layouts informing full planning applications or reserved matter submissions will be subject of public consultation prior to their completion and submission to the Local Planning Authority.

### Land off St. Andrews Road

- 6.4 While the Planning Application by Persimmon and Hannick Homes is in outline with all matters reserved except access, Redrow Homes' planning application is submitted in full and therefore more detail on urban design matters is available. Redrow Homes' planning application has been the subject of significant scrutiny and negotiation by the Council's urban designer. Since the scheme was originally submitted in June 2014, major changes to the proposed layout have been made to respond to comments received including reducing the number of dwellings, softening of the road

layout, reducing the number of cul-de-sacs, moving the public open space to a more central location, and the provision of bungalows in response to comments from the local community.

- 6.5 The proposed gross density of c. 28 dwellings per hectare is deemed appropriate for the context of the site. It will make an efficient use of the land whilst being reflective of existing plot sizes of neighbouring residential properties on St. Andrews Road to the east and Haygrove Close to the north. It will therefore make a positive contribution to the character of Warminster by responding to the existing townscape in terms of the built form.
- 6.6 Most importantly, the proposed layout will allow the development to be delivered independently from the wider strategic site, without compromising its future integration in terms of townscape, access routes and green infrastructure.
- 6.7 Further details are provided in the Design and Access Statement (May 2015) submitted as part of the planning application (Ref. 14/06562/FUL).

## 7 PHASING & DELIVERY

7.1 The Wiltshire Core Strategy (WCS) covers the period 2006-2026. However, due to the extended examination and adoption process, the WCS was not adopted until January 2015, 9 years into the Plan period. Delivery of the WWUE has therefore also been delayed.

7.2 As discussed above, at the time of writing there are two undetermined planning applications at the WWUE that have yet to be determined. The two planning application schemes will have significantly different delivery trajectories:

(i) **Planning Application Ref. 14/06562/FUL (Redrow Homes Limited):** This is a full planning application for the development of 203 homes on land adjoining St. Andrews Road. Should the planning application be approved in 2016, the scheme is likely to start delivering new homes in 2017/18.

(ii) **Planning Application Ref. 15/01800/OUT (Persimmon Homes Limited and Hannick Homes and Developments Limited):** This is an outline planning application with all matters reserved except access. The proposals comprise up to 1,200 homes, 6ha of employment land, a local centre, a primary school and ancillary infrastructure. Should the outline planning application be approved in 2016, reserved matters approval for detailed design matters would then need to be sought before development commences. Moreover, core services/infrastructure will need to be delivered prior to the homes/other uses. In terms of housing delivery, this is unlikely to occur before 2018/19.

7.3 The forecasting of housing delivery at the WWUE is inherently difficult owing to the number of variables, not least market demand. However, based on information currently available to the developers and based on experience of delivering residential schemes elsewhere, an indicative housing delivery trajectory for the WWUE is enclosed as **Appendix A**.

7.4 The trajectory is indicative and delivery rates may be greater or less than those indicated owing to variables such as market demand, the number of competing outlets, planning timelines and drawing down land from landowners. Moreover, the delivery trajectory could extend beyond 2033.

7.5 It is estimated that within the WWUE allocation site, approximately 900 homes will be delivered by 2026 with the residual housing proposals (c. 650 homes) being delivered over the period 2026-2033. Accordingly the allocation will deliver the 900 dwellings required under the WCS over the period to 2026.

7.6 With the exception of the Redrow Homes Scheme which can be treated as a single phase, Persimmon and Hannick Homes agree to provide a detailed phasing plan to guide development of their respective proposals as part of full or reserved matters applications when the layout and composition of individual development parcels is known. The

employment land, subject to market demand, should form part of the first phase of development.

- 7.7 As part of the phasing plan for each development parcel, structural planting designed to screen the proposed development will be implemented as soon as practical (having regard to the need to provide services and infrastructure initially). Each phase will include open space provision with recreational facilities being delivered commensurately with population increase at the allocation.
- 7.8 The proposed internal link road (extending from Bath Road to Victoria Road and St. Andrews Road) represents a key item of infrastructure at the WWUE that will be delivered on a phased basis linked to the delivery of new homes at the allocation. Specific trigger points for the phased delivery of the link road will be set out in relevant S106 Agreements.
- 7.9 The allocation will provide for a primary school (capable of accommodating the need for school places generated by the new development), local centre and employment land. The employment land will be delivered as part of the early phases of development on land north of Victoria Road and it will be jointly marketed by Persimmon, Hannick Homes and Wiltshire Council. The requirement for a joint marketing strategy will be captured in the relevant S106 legal agreement. The Local Centre also makes an allowance for the potential delivery of a health centre should there be a requirement for, and commercial interest in, delivering such a facility.

## **APPENDIX A**

### **Indicative Housing Delivery Timetable**

















Indicative Housing Delivery Trajectory*	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
Persimmon / Hannick Homes (Up to 1,200 Homes)** <small>(Application Ref. 15/01800/OUT)</small>	-		20	70	100	100	100	100	100	100	100	100	100	100	110			
Redrow Homes (203 Homes) <small>(Application Ref. 14/06562/FUL)</small>		60	60	60	23	-	-	-	-	-	-	-	-					
Allocation Remainder (c. 27 Homes)	-	-	-	-	-	-							30	30	30	30	27	
<b>WWUE Allocation Total (c. 1,350 Homes)</b>		<b>60</b>	<b>80</b>	<b>130</b>	<b>123</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>130</b>	<b>130</b>	<b>140</b>	<b>30</b>	<b>27</b>	
<b>Total to 2026</b>	<b>893 new homes</b>										<b>Post-2026</b>		<b>657</b>					

\* The trajectory is based on best available information at the time of writing. It is indicative and delivery rates may be greater or less than those indicated in the above table owing to variables such as market demand, the number of competing outlets, planning timelines and drawing down land from landowners. Moreover, the delivery trajectory could extend beyond 2033. Please note the annual periods for each year run from 1<sup>st</sup> April to 31<sup>st</sup> March.

\*\* Assumes that securing outline planning consent and reserved matters approval, discharging pre-commencement planning conditions and drawing down the land from the landowners will delay construction until 2018. The need to implement core services/infrastructure informs the low level of projected delivery in the first year.





- LEGEND**
-  Allocation Boundary
  -  Residential Areas
  -  Existing Residential Properties
  -  School / Playing Fields
  -  School Building Adjacent to Main Street
  -  Playing Fields
  -  Local Centre
  -  Location for Potential Surgery
  -  Employment Area
  -  Landscape Buffer / Semi-Natural Green Space / Ecology Park / Allotments
  -  Indicative Balancing Ponds / Basins
  -  Pedestrian Links / Public Right of Way
  -  Squares
  -  Main Street
  -  Secondary Street
  -  Vehicular Access

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Project  
**WEST WARMINSTER  
URBAN EXPANSION**

Drawing Title  
**ILLUSTRATIVE MASTERPLAN  
FOR ALLOCATION**

Scale 1:5000 @ A2	Date 06-06-2016
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# West Warminster Urban Extension: Allocation Masterplan

Persimmon Homes Limited  
Hannick Homes and Developments Limited  
Redrow Homes Limited

| February-June 2016

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## Appendices

APPENDIX A: INDICATIVE HOUSING DELIVERY TIMETABLE AND PLAN

## 1 INTRODUCTION

- 1.1 This strategic masterplan responds to the Wiltshire Core Strategy (2015) requirement for an allocation-wide masterplan to be prepared for the West Warminster Urban Extension (WWUE). Once agreed, the masterplan will inform the determination of subsequent planning applications at the site.
- 1.2 The WWUE forms part of Wiltshire Council's strategic growth plan as established in the Wiltshire Core Strategy; it is one of 16 'Strategic Sites' in the County where there are proposals for large scale mixed-use development.
- 1.3 The Wiltshire Core Strategy requires 6ha of employment land and approximately 2,060 new homes to be provided within the Warminster Community Area over the period 2006-2026, with the full quantum of employment land and 900 dwellings being delivered at the WWUE. At the time of writing, there is a residual housing requirement of approximately 1,260 dwellings<sup>1</sup> and 6ha of employment land to be delivered within the Community Area over the period to 2026.
- 1.4 The proposed WWUE extends to approximately 115ha; a scale that facilitates the delivery of a development which mitigates impacts and caters for on-site delivery of housing, employment, open space, community facilities and supporting infrastructure that will benefit future residents and the wider community.
- 1.5 There is a need to ensure that the design and layout of the site is informed by detailed evidence, particularly with a view to minimising visual impacts on surrounding landscape and heritage assets including Cley Hill (a Scheduled Ancient Monument and a Site of Special Scientific Interest), Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), Warminster Conservation Area and heritage assets such as the Grade II Listed Bugley Barton Farmhouse. A landscape-led approach to design is therefore a fundamental principle that must be pursued in delivering development at the site. This entails the strategic use of trees, planting and open space to minimise visual impacts and to provide a framework of greenspace within which development can be located. Detailed evidence is also required in respect of other considerations including, but not limited to, transport, flood risk and ecology.
- 1.6 In addition to mitigating potential impacts, proposals will also need to ensure that the site is developed in a sustainable and efficient manner given the primacy of the site within the spatial strategy for Warminster (as set out in the Core Strategy), the amount of land allocated as part of the WWUE and the opportunity to adopt a long-term view to accommodating growth in Warminster.

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<sup>1</sup> Wiltshire Council's 'Housing Land Supply Statement' (September 2015)

- 1.7 This masterplan has been prepared by Persimmon Homes Limited, Hannick Homes and Developments Limited and Redrow Homes Limited ('the developers'). The developers are not landowners but have option agreements with relevant landowners at the site. Under the terms of the option agreements, the developers promote the land for development and upon receipt of planning permission will be in a position to acquire ownership of the land in its totality or on a phased basis from the landowner(s).
- 1.8 The developers have undertaken extensive stakeholder consultation over the course of the last four years regarding the development of the site and this has informed their respective planning applications that are currently with Wiltshire Council for determination<sup>2</sup>. Therefore, the content of this masterplan benefits from the detailed technical analysis and previous consultation that informed the applications – something that is usually not available at the stage when allocation-wide masterplans such as this are being prepared.

1.9 The content of this masterplan has also been subject of focused consultation with representatives of Wiltshire Council and the local community (via Community Reference Groups appointed by the Town Council and Councillor Ridout) that culminated in topic-based meetings on the 6<sup>th</sup> November and 27<sup>th</sup> November 2015. ~~The masterplan was subsequently updated in response to feedback from the aforementioned meetings and statutory consultees. In response to feedback on the draft masterplan that was received from Wiltshire Council, Statutory Consultees and the Community Reference Groups, this masterplan was subsequently updated.~~

~~4.9.1.10~~ The masterplan was subject to further amendment in response to matters raised in the Officer's Report presented to the Council's Strategic Planning Committee on 13 April 2016, comments from the Strategic Planning Committee Members at the 13 April 2016 meeting and feedback from the public meeting that was held at the Athenaeum Theatre in Warminster on 31 May 2016.

~~4.401.11~~ Where relevant, and to avoid repetition, this masterplan cross-references documents and plans that form part of the two aforementioned planning applications (Refs. 15/01800/OUT and 14/06562/FUL) and can be accessed on Wiltshire Council's website. (Please see **Table 1.2** for more information on relevant background documents and plans.)

#### **Purpose of the Plan**

~~4.411.12~~ In accordance with the Wiltshire Core Strategy, this masterplan addresses the requirement for an allocation-wide masterplan to be prepared through a process involving the local community, Wiltshire Council, infrastructure providers and statutory consultees. The masterplan will guide the delivery of the WWUE alongside the Core Strategy Development Template for the allocation.

<sup>2</sup> Planning Application Ref. 15/01800/OUT (Persimmon Homes Limited and Hannick Homes and Developments Limited) and Planning Application Ref. 14/06562/FUL (Redrow Homes Limited).

~~4.141.13~~ This is a high level strategic masterplan which provides an overview of how the allocation and major infrastructure can be delivered in a comprehensive manner having regard to the detailed technical information that is now available for the majority of the WWUE.

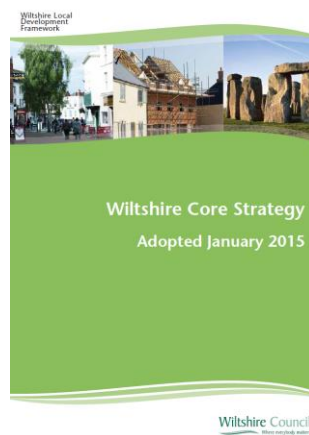
~~4.141.14~~ The masterplan does not seek to prescribe detailed design matters; this is a function of submitted and subsequent planning applications. Moreover, the anticipated housing delivery timetable (attached as **Appendix A**) for the site extends beyond the end of the Plan period and therefore the masterplan needs to be sufficiently flexible to respond to changing circumstances.

~~4.141.15~~ The submitted planning applications are intended to be in general accordance with this masterplan and any future applications will also be informed by the content of the Plan. Where outline planning applications are pursued, more detailed layouts and design matters are addressed at the Reserved Matters stage.

~~4.141.16~~ The delivery of the WWUE also needs to be informed by national and local level planning policy and guidance.

## 2 THE WILTSHIRE CORE STRATEGY 2006-2026 (ADOPTED 2015)

- 2.1 The Wiltshire Core Strategy (WCS) is an employment-led strategy that sets out strategic planning policy for Wiltshire over the period 2006-2026. The WCS confirms that the minimum housing target for the County is 42,000 homes and this will be accompanied by the delivery of 178ha of new employment land.
- 2.2 Strategic sites such as the WWUE form a fundamental component of the WCS; these sites are major developments that will deliver a mix of uses, critically local employment as well as homes. The co-location of employment and new homes informs a desire to reduce commuting and provide employment and community infrastructure in the immediate vicinity of where that need arises.
- 2.3 The strategic sites also allow infrastructure (for example: primary schools; community facilities; formal and informal recreation facilities; and local shops and services) necessary to support the development of the site and wider impacts of significant growth to be delivered in a timely, phased manner alongside proposed growth having regard to economies of scale.
- 2.4 Warminster is identified as a key market town in Wiltshire where there is potential for significant development. The strategy for Warminster in the WCS<sup>3</sup> is based on increasing the level of employment, town centre retail and service provision, along with residential development, as part of sustainable growth. Core Policy 31 of the WCS confirms that over the period 2006-2026, 6ha of new employment land (in addition to that already present or planned before 2006) and approximately 2,060 new homes will be provided in the Warminster Community Area.
- 2.5 The WWUE was the only strategic site identified in Warminster through the WCS. The site extends to approximately 115ha as allocated. Core Policy 31 proposes that 900 homes and 6ha of employment land, representing the full quantum of additional employment land required in Warminster to cater for the 2,060 new homes planned for the town and its surrounding (community) area, will be delivered at the WWUE between 2006 and 2026.
- 2.6 The WWUE therefore represents a significant step in the town's long-term growth as it has the potential to deliver housing, employment and local service needs of Warminster up to 2026 and beyond. A critical mass of population at the WWUE will ensure that all essential infrastructure including community facilities to service the new community, can be viably delivered and

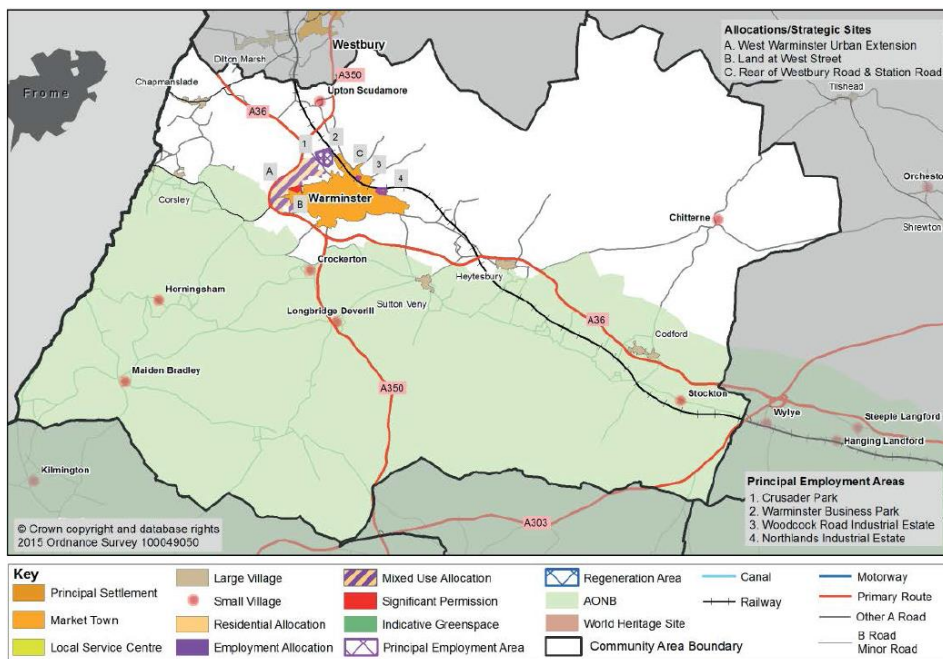


<sup>3</sup> Paragraph 5.154, Wiltshire Core Strategy



maintained. The proposals will also increase patronage of the town centre thereby supporting existing, and the creation of new, town centre shops and services.

- 2.7 Figure 5.22 from the WCS (extract below) illustrates the proposed WWUE within the context of the town and the wider community area. Warminster Town forms the core of the predominantly rural hinterland. The figure also illustrates the strategic location of the site relative to the strategic road network (the A36 and A350 trunk roads) and how the site relates to the built-up area of Warminster.



Wiltshire Core Strategy (2015): Figure 5.22 - Warminster Community Area

- 2.8 Within the WCS, there is a Development Template (Appendix A) listing requirements for the WWUE with a view to mitigating impacts and providing infrastructure necessary to deliver a high quality scheme.
- 2.9 The Development Template states that the land allocated within the boundary of the WWUE is much larger than is required to deliver 900 homes, 6ha of employment land and associated facilities. The western extent of the site boundary is defined by the A36 trunk road; however, the WCS incorporates sufficient land within the WWUE to ensure that a comprehensive landscape framework (including a green buffer) and sustainable surface water management measures are a component part of the masterplan. The extent of land within the allocation will also help to address the need to protect the special landscape qualities of the nearby Area of Outstanding Natural Beauty (AONB),

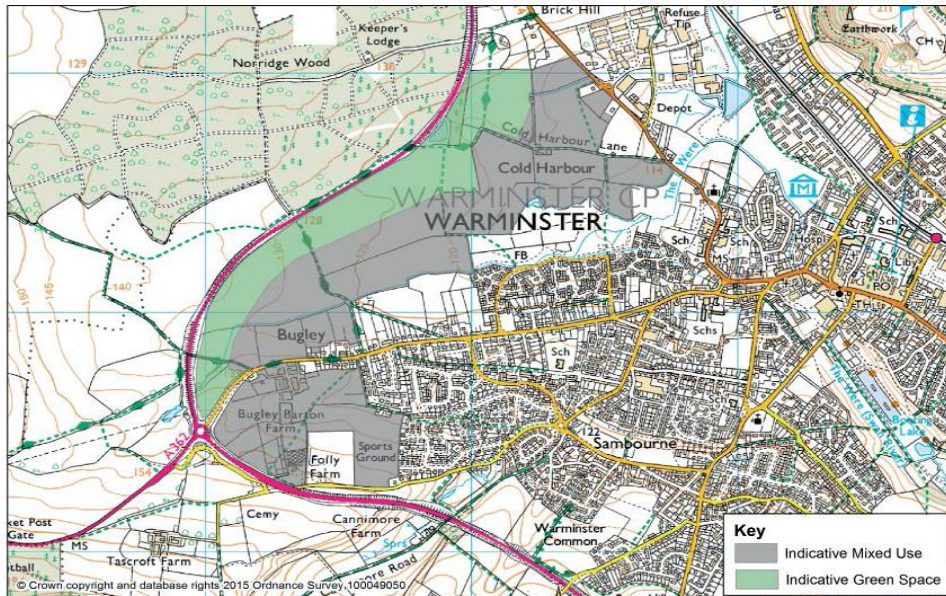
the setting of Cley Hill (a Scheduled Ancient Monument and a Site of Special Scientific Interest) and the identified flood risk.

- 2.10 The WWUE will play a critical role in catering for the long term growth requirements of Warminster. In allocating the site for development, the WCS in effect concluded that it is the most sustainable location for long-term growth in Warminster and it represents an opportunity to facilitate the creation of a more resilient community and economy.

### 3 WWUE: CONTEXTUAL OVERVIEW

#### Site Description

- 3.1 The WWUE comprises approximately 115ha of predominantly greenfield land to the west of Warminster. The strategic site is bounded to the east by the existing built-up area of the town and by the A36 trunk road to the west. Cley Hill (A Scheduled Ancient Monument and a Site of Special Scientific Interest) and the Cranborne Chase and West Wiltshire Downs AONB lie further to the west, beyond the A36.
- 3.2 Approximately 91ha (79%) of the site is located to the north of Victoria Road with the remaining 23ha (21%) located to the south of Victoria Road.
- 3.3 The figure from the WCS WWUE Development Template as reproduced below illustrates the extent of the WWUE site. It indicates a buffer of indicative greenspace (c. 34ha) adjoining the western boundary of the site to the north of Victoria Road and an indicative mixed use area (c. 81ha) extending up to the eastern boundary of the site.
- 3.4 The distribution and extent of the proposed 'greenspace' and 'mixed use' is indicative with a view to a subsequent allocation masterplan (this document) and planning applications, providing a more refined and informed distribution of uses, framework of impact mitigation measures and package of infrastructure proposals.



Wiltshire Core Strategy (2015): Extract from the West Warminster Urban Extension Development Template (Appendix A)

**Constraints Overview**

- 3.5 While the allocation of the WWUE within the WCS was informed by strategic level analysis, the preparation of this masterplan enables the developers, Wiltshire Council, statutory consultees and the local community to better understand the constraints and opportunities using more detailed evidence relating to the majority of the site.
- 3.6 **Table 1.1** below contains a summary of the key constraints to development at the WWUE. This masterplan will explore in later sections how the constraints have been addressed.

**Table 1.1: A Summary of Known Constraints affecting the WWUE**

Constraint	Description
Landscape / Visual Impacts	<p>The strategic site comprises an area of open land that is predominantly in agricultural use. While the site itself is not subject to a landscape designation, the Cranborne Chase and West Wiltshire Downs AONB and Cley Hill (a Scheduled Ancient Monument (SAM) and a Site of Special Scientific Interest (SSSI)) lie to the west of the site, beyond the A36. There are also a number of key views towards the site from surrounding areas. The site is in close proximity to the Warminster Conservation Area and the Grade II Listed Bugley Barton Farm.</p> <p>The proposals will result in the loss of agricultural land. Approximately a quarter of the allocated land north of Victoria Road comprises 'Best and Most Versatile' (BMV) agricultural land, while the majority of the allocated land south of Victoria Road comprises BMV land. The proposed development of the site has already been accepted in principle by virtue of the site's allocation for development within the WCS.</p>
Transport	<p>Public consultation feedback and consultation with statutory consultees revealed concern regarding the transport impacts arising from the WWUE proposals. There was concern that the proposals would result in increased west-to-east movements through the constrained town centre and would result in congestion at junctions and narrow streets such as West Street. <a href="#">Concern was also raised in respect of the technical operation of, and amenity impacts from the proposed delivery of a new roundabout on Bath Road to serve the allocation.</a></p>
Flood Risk / Drainage	<p>A small section of the site (north of Victoria Road) falls within Flood Zone 2, where the site abuts the Were Brook to the north of Victoria Road. Consultation feedback on the planning application proposals revealed concern regarding the risk of increased flooding both at the site but also in the wider catchment area(s) owing in part to the reliability of the flood maps prepared by the Environment Agency in this area.</p> <p>There are two surface water catchment areas affecting the site; the land north of Victoria Road forms part of a different catchment to the land south of Victoria Road.</p>

Heritage	<p>The Grade II Listed Bugley Barton Farmhouse is the only designated heritage asset within the site.</p> <p>Cley Hill (a SAM and SSSI) is located to the west of the site, beyond the A36. There are a number of Listed Buildings located along Victoria Road and Bath Road in close proximity to the site. The Warminster Conservation Area is also located to the east of the site. While some of the northern part of the allocation lies within an 'area of higher archaeological potential' as identified in the West Wiltshire District Plan Proposals Map, archaeological surveys undertaken in support of Planning Application Ref. 15/01800/OUT (Persimmon/Hannick Homes) did not identify any significant archaeological deposits.</p> <p>A detailed Archaeological Assessment also supports Planning Application Ref. 14/06562/FUL (Redrow Homes) and this did not identify any significant archaeological deposits.</p>
Ecology	<p>The site in general is of low ecological interest as it predominantly comprises arable farmland that is in intensive use. Ecology surveys supporting the two planning applications at the site have confirmed the site supports common reptile species, foraging bats and dormouse where mitigation will be necessary. The site also abuts the Coldharbour Meadows County Wiltshire Site.</p> <p>As per all development within the Warminster Community Area, the development of the site needs to have regard to the need to protect the River Avon Special Area of Conservation (SAC) owing to risks associated with phosphate loading.</p>
Noise	<p>The proximity of the site to the A36 trunk road means there is a risk of noise and vibration impacts affecting properties located near the road. <a href="#">Likewise, the proposed access arrangements at Bath Road created concern.</a></p>
Social Infrastructure	<p>Consultation feedback from service providers confirmed there is insufficient capacity in existing primary schools and Kingdown Secondary School to cater for all of the pupils that will be generated by the development.</p> <p>NHS England has advised that additional healthcare infrastructure will be required to cater for the proposals. Wiltshire Council has also confirmed a need for extra care provision, allotment provision and cemetery provision to cater for the proposals.</p>

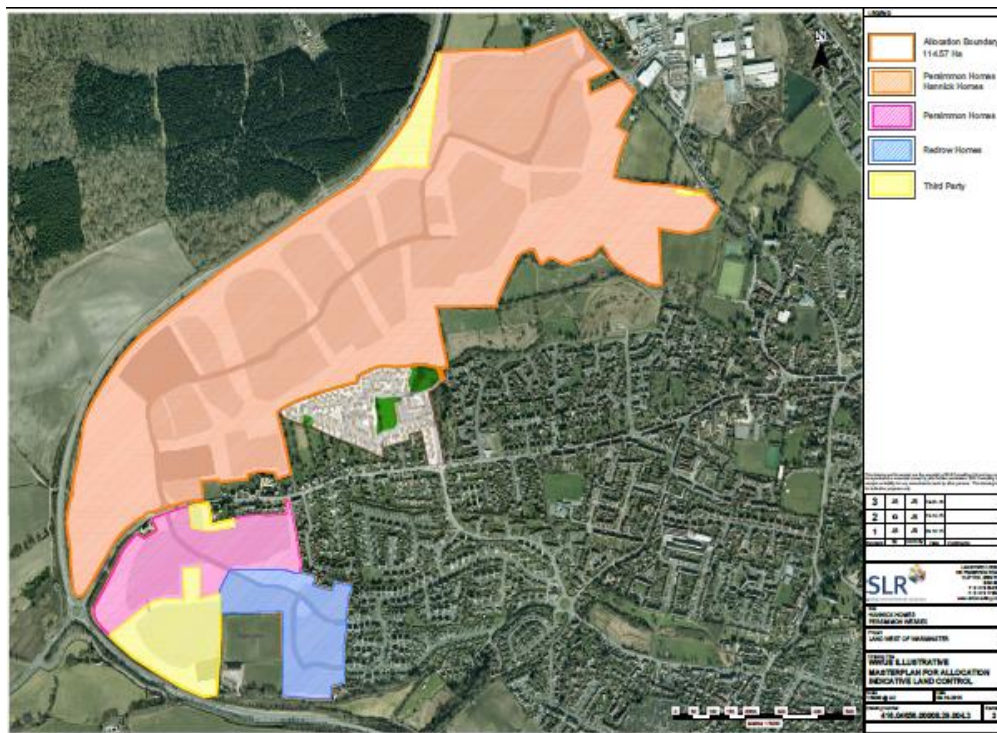
### Land Control

- 3.7 In [early-June](#) 2016 the majority of the strategic site (approximately 108ha) is controlled by the developers (i.e. the developers have an option agreement with respective landowners to promote their land for development) as illustrated in **Figure 1.1** below. The developers do not 'own' the land but have a legal agreement with the relevant landowners to promote their land for development through planning applications and to acquire ownership of the land once there is planning permission for the development.
- 3.8 While land control at the site may change over time through developers entering option agreements with the two outstanding landowners at the allocated land south of Victoria Road or developers may



dispose of some of their optioned land to other developers, the strategic content of this allocation masterplan will continue to apply to proposals at the WWUE.

**Figure 1.1:** Indicative Land Control  
 (Orange = Persimmon/Hannick Homes; Pink = Persimmon Homes; Blue = Redrow Homes; Yellow = Third Party Landowners)



3.9 Persimmon and Hannick Homes control the WWUE land north of Victoria Road, and Redrow Homes controls approximately 7.3ha of land adjoining St Andrews Road. Persimmon Homes also controls approximately 9.5ha of allocated land immediately to the south of Victoria Road while the remaining 6.5ha of land is controlled by third party landowners.

3.10 The developers have shared this masterplan with agents representing the three other major landowners at the allocated WWUE to the south of Victoria Road (land shaded 'yellow' to the south of Victoria Road as per **Figure 1.1** above). The land shaded 'yellow' to the north of Victoria Road comprises third party land already in residential use (adjoining Bath Road) or highways land associated with the A36 (in the north-west corner of the site).

## Stakeholder Consultation

- 3.11 There has already been extensive stakeholder consultation on emerging proposals at the WWUE both during the preparation of the WCS, and to inform the content of two planning applications (discussed below) that were submitted to Wiltshire Council for determination in July 2014 and March 2015:
- i) **Planning Application Ref. 14/06562/FUL (Redrow Homes):** Full planning permission for the delivery of 203 dwellings and associated infrastructure on land to the west of St. Andrews Road. This application was registered by Wiltshire Council on 04 July 2014. Prior to the submission of the application, two public consultation events were held in January 2014 (circa 200 attendees) and May 2014 (circa 100 attendees).
  - ii) **Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes):** Outline planning permission for the delivery of up to 1,200 homes, 6ha of employment land, a local centre and associated infrastructure. The application was registered by Wiltshire Council on 03 March 2015. In addition to various meetings with stakeholder organisations and statutory consultees, the proposals were informed by 3 public consultation events in May 2013 (approximately 300 attendees), September 2013 (approximately 250 attendees) and July 2014 (approximately 130 attendees). Further background information on the public consultation undertaken in support of the application can be found in the Statement of Community Involvement (January 2015) supporting the planning application.
- 3.12 This masterplan has been influenced by consultation responses and submissions made by the local community and through input from stakeholders including Natural England, the AONB Partnership and the Environment Agency during the preparation of the above planning applications. The following aspects were derived from the consultation process:
- Locating the employment land at the northern part of the site to facilitate synergies with existing employment facilities to the east of Bath Road, avoid the need for HGVs to travel through the centre of Warminster and minimise visual impacts;
  - Preparing a comprehensive landscape framework comprising trees, planting and open space. The inclusion of woodland areas and advance planting (the early planting of trees in areas where visual impacts of development are greatest) forms an integral part of the landscape framework. This is necessary to mitigate visual impacts from the development and provide an appropriate setting for development at this sensitive site at the western edge of Warminster;
  - On land north of Victoria Road, identifying a linear park adjoining the eastern boundary of the site in order to provide a green buffer between new and existing development;
  - Providing for on-site surface water attenuation measures to ensure that the rate of surface water run-off is less than the current green-field rate, thereby reducing the risk of flooding at the site and elsewhere in Warminster;

- Providing for a Local Centre that will accommodate local shops and services and a community building;
- Including a site for a new doctors surgery in response to comments from the local community and feedback from NHS England/[Smallbrook Surgery](#);
- Providing for allotments, full-size and junior-size sports pitches, and formal children's play areas in accordance with the standards listed in the West Wiltshire Leisure and Recreation DPD;
- Identifying an area for an ecology park in response to comments from the Wiltshire Wildlife Trust; and
- Providing for the delivery of a new through-school in response to comments from the community, Wiltshire Council's Education Department and Kingdown Secondary School.

3.13 The above public consultation informing the planning applications was subsequently supplemented by allocation masterplan meetings between the developers' consultants, representatives of the local community (via Community Reference Groups appointed by the Town Council and Councillor Ridout) and Wiltshire Council on 05 November and 27 November 2015. [It was also agreed at Wiltshire Council's Strategic Planning Committee Meeting on 13 April 2016 that further public consultation was necessary and an open public meeting was subsequently advertised and arranged for 31 May 2016. Over the period 14 April to 03 June 2016, updates were incorporated into the allocation masterplan drawing and this text. Supplementary briefing notes were also prepared to address concern relating to drainage, landscape \(visual impact\) and transport considerations.](#)

3.14 In support of the proposals at the allocation, the developers instructed teams of specialist consultants to undertake detailed environmental and transport analysis. The two planning applications at the site are supported by Environmental Impact Assessments (EIAs) which objectively identify potential impacts and mitigation measures where relevant before concluding on any residual impacts.

3.15 **Table 1.2** below lists relevant documents/plans informing the planning applications which are relied upon and referenced in later sections of this masterplan. The application documents/plans can be accessed on Wiltshire Council's website using the 'planning application search' facility<sup>4</sup> and typing in the relevant planning application reference numbers.

**Table 1.2: WWUE Technical Studies**

Topic Area	Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes)	Planning Application Ref. 14/06562/FUL <sup>5</sup> (Redrow Homes)
Design Parameters	Design and Access Statement (RPS)	Design and Access Statement (NLP/CDS)

<sup>4</sup> <http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

<sup>5</sup> The Environmental Statement supporting the planning application also includes an Addendum dated May 2015.



Transport	Transport Assessment, Umbrella Travel Plan and Chapter 7 of the Environmental Statement (PFA Consulting)	Transport Assessment (WYG (formally FMW))
Landscape	Landscape Strategy and Implementation Plan and Chapter 11 of the Environmental Statement (SLR Consulting)	Landscape and Visual Impact Statement and Chapter G of the Environmental Statement (Pegasus)
Drainage	Flood Risk Assessment and Addendum and Chapters 14 and 15 of the Environmental Statement (PFA)	Flood Risk Assessment, Flood Risk and Drainage Review and Chapter E of the Environmental Statement (Focus)
Nature Conservation	Chapter 10 of the Environmental Statement (Aspect Ecology)	Chapter F of the Environmental Statement (ADAS)
Air Quality	Chapter 8 of the Environmental Statement (AQC)	Chapter H of the Environmental Statement (RPS)
Archaeology and Heritage	Chapter 12 of the Environmental Statement (CgMs)	Chapter I of the Environmental Statement (CgMs)
Agriculture	Chapter 16 of the Environmental Statement (Kernon Countryside)	Agricultural Land Classification and Soil Resources Report (Reading Agricultural Consultants Ltd)
Sustainable Energy	Sustainable Energy Statement (White Peak Planning)	Energy Statement (Redrow Homes Limited)
Noise	Chapter 9 of the Environmental Statement (Enzygo)	Acoustics Assessment Report (RPS)
Public Consultation (Planning Applications)	Statement of Community Involvement (January 2015)	Statement of Community involvement Redrow Homes (June 2014)

## 4 THE PROPOSALS

- 4.1 The WWUE Masterplan provides for the comprehensive delivery of a sustainable urban extension where employment, community, transport, surface water drainage and open space infrastructure is co-located alongside new homes.
- 4.2 In preparing the development proposals for the WWUE, the developers have assessed and sought to mitigate, where appropriate, all potential environmental impacts through the identification of a comprehensive framework of mitigation measures. This impact assessment and mitigation subsequently informed the quantum and layout of the proposed development proposals having regard to the need to make the most efficient use of development land; significantly boost the supply of housing; co-locate new housing development alongside employment, community facilities and infrastructure; and to ensure that the proposals are sustainable having regard to the WCS and the National Planning Policy Framework (NPPF).
- 4.3 The layout of the site is largely predicated on the linear shape of the allocation, the provision of a green buffer at the western boundary of the site and the WCS requirement for a link road connecting Bath Road, Victoria Road and St. Andrews Road.
- 4.4 An appraisal of existing social infrastructure informed by input from Wiltshire Council, the local community and infrastructure providers, identified additional infrastructure needs to be addressed as part of the WWUE proposals. In identifying and providing for such social infrastructure, regard also needs to be had to achieving sufficient critical mass (population) at the WWUE to ensure such services could be viably delivered and maintained. This is particularly prudent at a time when public finances are constrained.
- 4.5 The WWUE proposals include:

**i) New Homes (including affordable and starter homes and extra-care accommodation)**

- Approximately 1,550 new homes comprising a mix of dwellings to meet the needs of the Warminster Community Area.

The WWUE will provide for a wide range of dwelling types, sizes and tenures to cater for people with different incomes and at different stages of their lives. This will include up to 30% affordable housing in accordance with Core Policy 43 of the Core Strategy, including an element of extra-care provision.

This amount of development at a single location also facilitates the delivery of critical mass of local population to sustain local facilities and public transport proposals arising from the development.

**ii) Employment**

- At least 6ha of employment land. The employment land target (6ha) in the WCS was based on the overall housing target for the Warminster Community Area of 2,060 homes.

The employment land will be delivered as part of the first phase of development on allocated land north of Victoria Road. This will be delivered at a single location at the most northerly point of the site with a view to facilitating synergies with existing employment facilities on Bath Road and minimising the need for haulage vehicles to pass through the centre of Warminster.

[In response to feedback on the emerging allocation masterplan, a 10-metre wide landscape buffer has been introduced between the proposed employment land and adjoining residential development.](#)

In order to maximise the prospect of the employment land being acquired by prospective occupiers as quickly as possible, the WWUE provides for a flexible employment use.

The employment land will be promoted through a joint marketing strategy between the developers and Wiltshire Council. The marketing strategy will be a legal requirement set out in the S106 Agreement relating to Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes). To maximise the attractiveness of the land to prospective occupiers, the land will be fully serviced.

**iii) Community / Social Infrastructure**

A through-school comprising a 1.5FE primary school (future-proofed to facilitate expansion to a 2FE school) and part-secondary school comprising facilities for year 7 secondary school children.

During the preparation of this masterplan and the associated planning applications, Wiltshire Council and Kingdown School made clear that there was no scope to expand Kingdown School at its existing site to accommodate the projected level of pupils generated by the proposed development of 1,550 homes. [It was confirmed that Kingdown School is currently operating at capacity and the proposals at the WWUE could alleviate an existing problem through the delivery of a through-school. At the time of writing, there are no alternative opportunities for delivering additional secondary school capacity at Warminster.](#)

Persimmon and Hannick Homes, through dialogue and agreement with Wiltshire Council and Kingdown School, have now set aside land at the WWUE to accommodate a [potential](#) through-school that can address the expansion requirements of Kingdown School. Should this option for providing additional secondary school places be pursued, it is the intention that Kingdown School will become an all-through academy (4-19 age range) delivering education across two sites (the existing Kingdown Academy site and a new site on the WWUE). The WWUE school site would accommodate the full year 7 secondary cohort (approx. 300 – 325) of children attending Kingdown School.

- ~~A shared~~ Provision for a community hall to be delivered within the proposed Local Centre. It was previously suggested that the community hall would form part of the through-school and would be shared between the local community and the school. The shared community hall proposal raised concern amongst the local community and in response to such feedback, Persimmon and Hannick Homes agree to make provision for a community hall within the proposed Local Centre; the hall would be separate from any proposals at the through-school. to be delivered as part of the school complex. The hall will be designed to suit school and community uses whilst also ensuring maintenance costs associated with such a facility are minimised.
- A mixed use local centre extending to approximately 1.3ha is proposed close to Victoria Road and adjoining the link road in order to maximise accessibility for all new residents of the WWUE.

The local centre, combined with the school facilities will form a community hub within the WWUE. New and existing residents will be able to make use of small-scale services within the local centre which will accommodate a range of uses including a small scale shop, café, pub, hairdressers and takeaway. The local centre will also include extra-care accommodation owing to the close proximity of services.

In response to feedback from NHS England in relation to Planning Application Ref. 15/01800/OUT, the local centre has been designed to accommodate a potential health centre should there be demand for such a facility at this location when the allocation is being constructed. It is understood that the existing doctor surgeries in Warminster have identified alternative sites for the delivery of new facilities; however, this masterplan guides development up to 2033 and an allowance is made for the potential need for a health centre at the allocation should matters change in the future.

#### iv) Landscaping and Open Space

- Approximately ~~52ha~~ 53ha of greenspace comprising:
  - Full and junior sized playing pitches (approximately 5) and associated changing facilities. An off-site financial contribution toward the upgrade or provision of sports pitches where on-site provision is not possible. With regards to the Redrow planning application (ref: 14/06562/FUL), the Council has stated a preference for the contribution to be used to assist in the upgrade/replacement of indoor sports facilities at Warminster Sports Centre and/or the upgrading of facilities at Warminster Rugby Club.
  - Formal children's play areas distributed throughout the site.
  - Allotments (approx. 0.45ha).
  - Parkland and green areas (including dog walking routes, nature trails and street furniture). A raised (planted) earth bund up to 2.5m high will run along western boundary of the site. The extent of the green buffer adjoining the A36 has been further increased by 1.10ha in response to feedback from the emerging allocation masterplan and matters raised at the Strategic Planning Committee Meeting on 13 April 2016. A residential parcel adjoining the A36 (and to the north of the proposed through-school site) has been replaced with landscaped green space.

- [Provision for a 10-metre wide landscape buffer between the employment land and proposed residential development at the north of the site.](#)
- Formalised access to the AONB via the development site through utilising the existing A36 underpass.
- An ecological park and wetland park will include appropriate landscaping designed to attract, and act as a refuge for wildlife.
- Extensive areas of woodland designed to screen the proposed development but to also encourage active recreation and facilitate a high quality of life for all residents.
- The third party (highways) land at the north western corner of the site will remain unchanged (planting and a drainage basis associated with the A36).

**v) Transport Infrastructure**

- A link road from Bath Road to Victoria Road and St Andrew's Road.
- Financial contributions towards a new and/or enhanced bus service linking the site with Warminster Town Centre, Kingdown School and the east of Warminster. This service will be provided by First Group and will commence following the occupation of the 50<sup>th</sup> home on land north of Victoria Road. As patronage for the service increases and it becomes self-financing, the service will provide a regular 30 minute bus service to/from Warminster Town Centre and would serve the entire town to the west, not just the site. (Please see the public transport strategy submitted as part of Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) for further information).
- The provision of new and improved footway and cycle track links within and without the site to secure high class connectivity to the town and adjoining communities.

**vi) Drainage/Flood Risk Proposals**

- Comprehensive drainage strategies that will ensure that the rate of surface water run-off will be better than current green-field rates.

- 4.6 The above WWUE proposals reflect the main content of the planning applications and the public consultation feedback that informed the planning applications. They also represent an efficient and appropriate use of land, based on informed design capacity testing.
- 4.7 Delivery of the WWUE will extend beyond the end of the Core Strategy period in 2026. Approximately 900 homes are expected to be delivered before 2026, a figure that equates to the homes target proposed for the site in the WCS.
- 4.8 A management company responsible for the long-term stewardship of the WWUE will be established through funding from the developers and through an on-going service charge from

development within the WWUE. The management company will be responsible for maintaining the communal areas, public open space, formal open space, landscaping, play facilities and surface water drainage attenuation. Should any issues arise relating to the up-keep of the above facilities, the management company will be on-call and will be held accountable by the proposed residents of the development.

- 4.9 In response to feedback from dialogue with the Community Reference Groups in November 2015, the developers are willing to enter dialogue with representatives of local sports clubs who may wish to use the recreational facilities (particularly the sports pitches) at the WWUE in the future with a view to ensuring the detailed design stage (full planning applications/reserved matters submissions) can incorporate suggestions where possible.

#### **Scale of Proposed Development**

- 4.10 The WWUE represents the long-term strategic solution to comprehensively and sustainably accommodate the growth requirements of Warminster to 2026 and beyond.
- 4.11 The WWUE proposals within the WCS are based on a high-level assessment of potential site capacity and a precautionary approach to impact mitigation. The indicative approach within the WCS included provision of a landscape buffer to protect the setting of Cley Hill and the AONB to the west of the A36, and to allow for sufficient space to accommodate on-site flood risk attenuation. However, as with all local plan allocations, there is a need for more site-specific evidence prepared as part of planning applications to allow stakeholders to gain a more thorough understanding of potential impacts and derive the most appropriate mitigation measures. It is therefore clear that comprehensive landscape and visual impact assessments and flood risk assessments are critical in influencing how the WWUE can be developed.
- 4.12 This masterplan is informed by a more comprehensive evidence base than was available at the time the WCS allocation was finalised. Substantial additional evidence has been prepared at a more detailed level (necessary to support planning applications) and this represents a material consideration. This evidence includes, but is not limited to, Landscape and Visual Impact Assessments, Heritage Assessments, Biodiversity Reports/Surveys, Flood Risk Assessments and Transport Assessments<sup>6</sup>. The evidence expands upon and updates the high level assessments of site capacity that was available to policy-makers when the WCS was being prepared.

#### **i) Detailed Landscape and Visual Impact Analysis**

- 4.13 The Landscape and Visual Impact Assessments informing the two planning applications and particularly the Landscape Strategy and Implementation Plan ~~(submitted as part of Planning~~

<sup>6</sup> See Table 1.2 for list of relevant evidence.

~~Application Ref. 15/01800/OUT (Persimmon and Hannick Homes)~~ sets out the rationale for departing from the use of a solitary area of greenspace adjoining the western boundary of the site to the north of Victoria Road as per the WCS.

4.14 While the indicative greenspace adjoining the A36 as illustrated in the WCS represented a precautionary measure that principally sought to protect the setting of Cley Hill and the AONB, the landscape strategy informing this masterplan also seeks to address the following objectives in addition to protecting the settings of the aforementioned heritage/landscape designations:

- Integrate the proposed development into its setting;
- Provide a green buffer adjoining the eastern boundary of the land north of Victoria Road to provide an appropriate green edge where the site abuts the Were Brook, existing development and Coldharbour Meadows County Wildlife Site;
- Enhance this new western edge to Warminster;
- Make a positive contribution to the local vegetation pattern and landscape character; and
- Provide new wildlife habitats.

4.15 In addressing all of the above objectives, the proposed landscape strategy proposes a comprehensive suite of landscape proposals for the entire WWUE which results in a higher level of greenspace provision than set out in the WCS whilst still maintaining a green buffer adjoining the A36 that extends from 45m to 90m in depth along the western boundary of the site. The proposed green buffer also includes a raised earth bund that will be up to 2.5m high. The green buffer has been extended southwards through the allocated land south of Victoria Road; something that was omitted from the WCS.

4.16 Key elements and benefits of the proposed landscape strategy informing the proposals include:

- The strategy provides for approximately ~~48ha-19ha~~ more greenspace than illustrated in the WCS diagram. The site, as identified in the WCS, extends to 115ha, of which approximately 81ha of land was identified for 'indicative mixed use' and 34ha for 'indicative green space' (through a single green buffer on the western boundary of the site north of Victoria Road). In comparison, this masterplan proposes approximately ~~52ha-53ha~~ of green space and ~~63ha-62ha~~ of mixed use development. The mixed use figure includes proposed new homes, existing residential properties located within the allocation, employment development, parking, residential gardens, roads, squares and streets.
- The redistribution of some of the 'indicative' greenspace on WWUE land north of Victoria Road to provide swathes (fingers) of woodland planting and open space through the site in a west-east direction before linking with a linear wetland park along the eastern boundary of the allocation on land north of Victoria Road. The green buffer has also been extended along the western boundary of the WWUE land south of Victoria Road.
- The green buffer has been supplemented with an earth bund extending up to 2.5m in height alongside the A36. The bund will be planted.
- In the most visually sensitive parts of the site advance planting is proposed with a view to ensuring development in such phases can be effectively screened as soon as possible.
- The permeation of landscaping through the site also facilitates the creation of distinct neighbourhoods at the WWUE that support community identities and creates a more attractive

environment with large amounts of formal and informal open space that is accessible for new and existing residents of west Warminster.

- [A green buffer has been introduced between the proposed employment and residential development parcels at the north of the site.](#)
- A new linear, wetland park (utilising the SUDs attenuation ponds) is proposed adjoining the eastern boundary of the WWUE north of Victoria Road to maximise the recreational and wildlife advantages of the Were Brook and the proposed attenuation ponds. This park also represents a buffer between the proposed development and existing properties to the east of the site.
- Utilising landscaping, including woodland planting to fragment the proposed built form rather than just creating a green buffer at the western edge of the site.

4.17 The landscape strategy represented the starting point for informing the WWUE proposals. As is discussed in more detail in Section 5 of this masterplan, Natural England does not object to the proposed landscape strategy (so far as it relates to the WWUE land north of Victoria Road).

**ii) Quantum and Extent of Proposed Development**

4.18 Further to the formulation of the landscape strategy, the developers then advanced the masterplan proposals with a view to assessing the level of development that the site could sustainably accommodate having regard to a range of considerations including environmental impacts, infrastructure delivery and ensuring the scheme facilitates the delivery of a new community where the employment, community and open space needs of residents are provided for on-site or funded through financial contributions towards the provision of new or upgraded off-site facilities/services.

4.19 The density of development proposed as part of this masterplan has had regard to the prevailing densities of sub-urban development in Warminster to reflect existing character. The masterplan provides for the following breakdown of uses:

**Table 1.3: Allocation Masterplan – Area Breakdown**

Land Use	Area (Hectares)
<b>Allocation Boundary</b>	114.57
<b>Residential Areas</b>	<u>4746.7262</u>
Existing Residential Properties (within allocation)	0.49
Education including dual use playing field area	3.60
Local Centre	1.27
Employment Area	5.98
<b>Landscape Buffer/Semi-Natural Green Space/Ecology Park/Allotments</b>	<u>4748.4353</u>
Playing Fields excluding dual use playing field area	3.63
Strategic Highway Infrastructure (Link Road)	4.45



<b>Allocation Area (Total)</b>	<b>114.57</b>
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- 4.20 The allocation masterplan includes provision for c. 47ha of residential land (excluding strategic landscaping, strategic road infrastructure, strategic public open space, the local centre, school and employment land).
- 4.21 While there is no longer a nationally prescribed minimum net density for residential development, previous national planning policy (Planning Policy Statement 3) prescribed a minimum density of 30dph. Therefore, the proposed average net density applied to the WWUE compares favourably to the previous minimum density requirement. In order to facilitate innovative design which is responsive to constraints and opportunities, there will be variation in how this average density is delivered across the site. A density range of 15dph and 50dph will be used subject to detailed design and landscaping considerations.
- 4.22 In response to consultation feedback, the masterplan also provides for a local centre that could accommodate local services such as small-scale shops, a pub, take-away and café. Under the terms of the WCS, there is no requirement to deliver a local centre at the WWUE based on the 900 homes target. However, the proposed uplift in the number of proposed new homes facilitates the viable delivery of a local centre and therefore such a community benefit has been incorporated into the proposals.
- 4.23 As shall be discussed in more detail below in respect of 'growth benefits', the masterplan provides for the full target of employment land (6ha) needed to accompany planned housing growth across Warminster over the period to 2026 (2,060 homes).

**iii) Housing Delivery in Warminster (2006-present)**

- 4.24 Since the beginning of the WCS period in 2006, approximately 606 homes have been delivered and planning permission secured for 194 additional homes within the Warminster Community Area<sup>7</sup>. This is against a housing target of 2,060 new homes over the period to 2026. This demonstrates a delivery profile of c. 600 homes during the first 9 years of the Plan period; with a further 1,454 homes remaining to be built during the next 11 years.
- 4.25 The ability of the WWUE to accommodate a greater amount of development than 900 dwellings and 6ha of employment land, while still mitigating environmental/transport impacts, means it presents a viable, sustainable and plan-led solution to accommodating development in Warminster up to 2026 and beyond. This provides long-term certainty for the community and infrastructure providers on how and when development will be delivered. As set out in the housing delivery timetable [and](#)

<sup>7</sup> Wiltshire Council's 'Housing Land Supply Statement' (September 2015)

[associated indicative housing delivery plan](#) at **Appendix A**, the WWUE is likely to cater for approximately 650 homes between 2026 and 2033, thereby reducing development pressures in Warminster at the beginning of the next plan period.

- 4.26 The WWUE, in providing a site for a through-school, addresses an existing problem of secondary school capacity. Wiltshire Council in collaboration with Kingdown School had previously explored a number of options aimed at providing additional secondary school places but none proved suitable. The through-school option does not prevent the Council or Kingdown School identifying an alternative option for delivering additional secondary school places in Warminster in future years; the delivery of any such alternative option would also benefit from secondary education developer contributions from the WWUE.

**iv) Growth Benefits**

- 4.27 In preparing the WCS, Wiltshire Council used a thorough site selection process in identifying strategic development sites. The WWUE was identified as the most sustainable location for strategic level growth in Warminster and while competing sites were promoted during the plan WCS preparation process; Wiltshire Council and the independent Planning Inspector concluded that the allocation of the WWUE was sound.
- 4.28 The evidence prepared by the developers demonstrates that the WWUE is capable of sustainably accommodating more development than anticipated within the Wiltshire Core Strategy while suitably mitigating environmental and other impacts.
- 4.29 The provision of housing, employment and social infrastructure at a single location facilitates the establishment of a new community. Moreover, the increase in the number of homes at the site allows more infrastructure, particularly community infrastructure, to be viably delivered by developers as part of the development. The resultant population increase also improves the viability and up-take of new services in the area (e.g. shops, schools and public transport) and supports the creation of a new, prosperous community.
- 4.30 The allocation proposals are also required to facilitate the delivery of a new or expanded bus service where the level of projected patronage (from a new development) informs how the bus operator will deliver the service and if such a service can be viably maintained well into the future when developer contributions have been exhausted. The same principle applies to the proposed delivery of a primary school within the site and to the healthcare facilities that are catered for as part of the local centre.
- 4.31 In terms of wider sustainability, directing long-term growth to the WWUE ensures that the most efficient use of development land is pursued, thereby reducing pressures to release more greenfield

land elsewhere in the Community Area and provides for a better prospect of housing development being phased alongside infrastructure and employment delivery.

- 4.32 Notwithstanding on-site provision of infrastructure and financial contributions towards off-site infrastructure to be addressed at the planning application stage via CIL and S106 legal agreements, the WWUE proposals will also generate funding via the Government's New Homes Bonus (NHB). This is a fiscal incentive aimed at rewarding local authorities and communities through annual bonus payments paid over a 6-year period from the date that the dwellings have come into use. Based on current estimates and 30% affordable housing provision, the allocation proposals would generate approximately £14.6 million in NHB payments.
- 4.33 The allocation proposals will also generate employment during the construction and operational phases. During the operational phase, the employment / school / local centre uses are likely to generate between 700 and 1,000 jobs. Meanwhile, the proposals are likely to generate in excess of 400 jobs during the construction phase.
- 4.34 In addition to the above and as summarised in **Table 1.4** below, the increase in the level of proposed development at the WWUE facilitates the provision of a number of benefits that would not otherwise be delivered based on the 900 dwellings figure.

**Table 1.4: Comparative Analysis of the Allocation Proposals**

Consideration	Key Core Strategy Proposals	Key WWUE Allocation Masterplan Proposals	Benefits associated with the WWUE Allocation Masterplan Proposals
<b>Strategic Growth</b>	The WWUE was the only strategic site identified in Warminster despite the WCS confirming an overall housing target for the Warminster Community Area of 2,060 new homes over the period 2006 – 2026.	As contained in this masterplan.	<p>As discussed briefly above, the benefits associated with accommodating the long-term growth needs of Warminster at the WWUE include:</p> <ul style="list-style-type: none"> <li>• The greater scale of development means the proposals at the WWUE will accommodate a larger proportion of Warminster’s growth than envisaged in the WCS. This is particularly important in Warminster owing to the relative shortage of large-scale brownfield sites and the likelihood that further significant growth will necessitate further development on greenfield land. Accordingly the most sustainable way forward is to ensure that all development land is utilised as efficiently as possible without generating significant environmental impacts.</li> <li>• This masterplan provides certainty for the local community on the quantum of growth that will be delivered at the WWUE and the timeline for its delivery. Moreover, it provides certainty on the timely delivery of infrastructure alongside the development proposals (via S106 Agreements) to ensure no undue burden is placed on existing infrastructure in Warminster owing to delays in delivering infrastructure or there being insufficient land/contributions available to fund critical items of infrastructure.</li> <li>• The co-location of significant housing growth alongside key existing and proposed employment facilities fosters more sustainable commuting patterns and by association, a better quality of life for residents as the need to commute significant distances can be avoided in some cases.</li> </ul>
<b>New Homes</b>	The proposed delivery of 900 homes over the period to 2026.	<p>In accordance with the housing delivery proposals in the WCS, the site will deliver approximately 900 homes over the period to 2026.</p> <p>The site has capacity to deliver a further 650</p>	The masterplan proposals accord with the WCS objective of 900 homes being delivered at the WWUE over the period 2006 – 2026. (Please see the projected housing delivery timetable <a href="#">and associated indicative housing delivery plan</a> attached as <b>Appendix A.</b> )

		homes over the period to 2033; thereby delivering a total of 1,550 homes across the WWUE.	<p>This masterplan will also assist in accommodating some of the housing requirements for Warminster over the period 2026-2033 (the next Local Plan period). Approximately 550 additional homes can be accommodated at the site during that period.</p> <p>The long-term housing delivery trajectory also allows infrastructure providers to plan for infrastructure delivery and investment at Warminster.</p> <p>The WWUE proposals will include affordable housing in accordance with the WCS.</p>
<b>Employment Land</b>	6ha of employment land to serve the Warminster Community Area.	A minimum of 6ha of employment land with additional employment generating facilities (primary school, local centre uses).	The employment land target of 6ha is an agreed level of employment development contained in the WCS serving all of the Community Area; it is commensurate to the Community Area target of 2,060 homes rather than the 900 dwellings target attributed to the WWUE within the WCS.
<b>Local Centre</b>	No prescribed requirement for a local centre.	A local centre that makes provision for local shops, services and a health centre.	Notwithstanding the fact that the proposed development of 900 homes at the allocation was unlikely to viably support the delivery and patronage requirements of a local centre, the additional quantum of proposed development at the WWUE also means that the viability of the local centre is more assured by reason of the projected level of patronage from the WWUE in addition to patronage from existing residents of West Warminster. Moreover, the planned approach to strategic development through this masterplan allows prospective occupiers of the local centre to account for future phases of development and incorporate such a consideration into their business plans.
<b>Landscaping and Open Space</b>	34ha concentrated on the western boundary of the allocation north of Victoria Road.	<del>52ha</del> <u>53ha</u> of green space (including woodland planting/woodland areas) distributed through the scheme as part of a strategy that was agreed in principle with Natural England, the AONB Partnership and Wiltshire Council's Landscape	As discussed above in relation to the proposed scale of development, the proposed landscape strategy allows for the effective screening of the proposals whilst also ensuring that much of the green space is usable and generates recreational and ecological benefits.

		Team.	
<b>Road Infrastructure</b>	Link road from Bath Road to Victoria Road to Thornhill/St Andrews Road.	Link road from Bath Road to Victoria Road to Thornhill/St Andrews Road.	The proposed link road forms a core element of the WWUE proposals in accordance with the WCS.
<b>Public Transport</b>	Bus service to the town centre and sustainable transport solution for those attending Kingdown School.	Bus service to the town centre and sustainable transport solution for those attending Kingdown School.	This bus service will be provided by First Group and is likely to commence following the occupation of the 50th home on land north of Victoria Road. As patronage for the service increases and it becomes self-financing, the service will provide a regular 30 minute bus service to/from Warminster Town Centre and would serve the entire town to the west, not just the site. (Please see the public transport strategy submitted as part of Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) for further information).
<b>Primary School</b>	Contributions towards a primary school.	New primary school to be provided at the site that will serve the need generated by the proposed development. There is also some existing capacity in Princecroft Primary School.	The WWUE proposals provide for a new 1.5FE primary school that can be expanded to a 2FE school at a later date should the need arise. The delivery of the school as part of the WWUE proposals minimises the need for school trips in the peak am and pm hours extending beyond the WWUE; thereby limiting transport impacts. Similarly, the consolidation of large scale growth at the WWUE ensures that the funding and delivery trajectory for the school is plan-led.
<b>Secondary School</b>	Contributions towards secondary school provision.	Contributions towards secondary school provision. A long term solution to capacity issues at Kingdown School is required; the WWUE scale of development and concentrating the bulk of the town's development at a single location offers the best option of coordinating and supporting delivery of an effective solution.	The WWUE, through the provision of a site for the expansion of Kingdown School, helps to resolve the difficulties Kingdown School has encountered in recent years owing to the lack of available land to expand its existing campus. Moreover, the planned delivery of 1,550 homes at the WWUE allows the school to plan ahead and apply for advance funding (alongside the developer contributions it will receive from the development) to construct the through-school.
<b>Play/Sports</b>	Children's play,	Children's play, accessible natural green space,	The open space proposals set out in this WWUE are commensurate to

<p><b>facilities</b></p>	<p>accessible natural green space, sports, allotments.</p>	<p>sports, allotments.</p>	<p>the level of proposed housing development (1,550 dwellings) in accordance with the standards listed in the Council's Leisure and Recreation DPD.</p> <p>As discussed previously, consultation with the Community Reference Groups in November 2015 confirmed local sports clubs in Warminster are seeking additional playing pitches. The developers are willing to liaise with representatives of the sports clubs at the detailed design stage of the planning application proposals to discuss the prospect of some of the pitches at the WWUE being used by the clubs.</p>
<p><b>Transport/ flood risk/ archaeology, ecology, landscape and visual impacts.</b></p>	<p>Suitable assessment and mitigation required.</p>	<p>Assessment work has been undertaken and suitable mitigation is proposed (discussed in later sections).</p>	<p>The WWUE proposals and associated mitigation mean that uncertainty regarding where long term growth should be directed and what the technical constraints might be, is avoided. Moreover, the WWUE means that comprehensive mitigation measures can be derived, coordinated and delivered alongside proposed development growth.</p>
<p><b>New Homes Bonus / Community Infrastructure Levy (CIL)</b></p>	<p>Approximately £8.5 million (based on 900 dwellings) as part of the New Homes Bonus.</p> <p>(Wiltshire Council's CIL was adopted after the adoption of the WCS and the Warminster Neighbourhood Plan was not at an advanced stage at the time that the WCS was</p>	<p>Under the terms of the Government's New Homes Bonus, the scheme would generate approximately £14.6 million (based on 1,550 homes) in 'bonus' payments to Wiltshire Council that can in turn be invested in services and facilities in Warminster.</p> <p>As part of the development, the developers will be required to pay financial contributions under Wiltshire Council's adopted Community Infrastructure Levy (CIL). This will be levied at £30 per sqm of residential floorspace (excluding affordable homes) and Warminster Town Council will receive 25% of the CIL receipts once its Neighbourhood Plan has been adopted.</p>	<p>New Homes Bonus (NHB): This is a Central Government fiscal incentive aimed at facilitating the delivery of housing across England by rewarding local communities through 'annual bonus payments' paid over a six year period.</p> <p>The Government will make a bonus payment (equivalent to council tax) for each new dwelling with a premium of £350 paid for each affordable dwelling. The payments are made to Wiltshire Council and the objective is to ensure the economic benefits of housing growth are more visible within the local area.</p> <p>Using the Government's NHB Calculator, preliminary calculations indicate that the WWUE proposals for up to 1,550 dwellings would generate c. £14.6 million in NHB payments across a six year period.</p> <p>Community Infrastructure Levy (CIL): Wiltshire Council will levy a CIL</p>

	adopted.)		charge of £30 per sqm of residential floorspace at the WWUE; Warminster Town Council will be entitled to 25% of the CIL receipts upon adoption of its Neighbourhood Plan. These CIL receipts can be used to help fund other infrastructure (e.g. a swimming pool/leisure complex) that would benefit the wider town.
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## 5 SUPPORTING EVIDENCE: AN OVERVIEW

5.1 This section provides an overview of how the constraints relating to the site have been addressed as part of the evidence supporting the planning applications. Further information on the various topic areas can be located by reviewing the planning applications (Planning Application Refs. 15/01800/OUT & 14/06562/FUL) that are published on Wiltshire Council's website.

5.2 The following considerations are discussed in turn below:

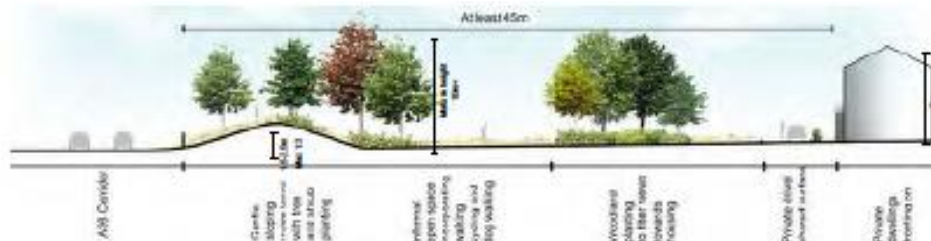
- Landscape, Open Space & Minimising Visual Impacts
- Transport
- Flood Risk / Drainage
- Heritage / Ecology / Noise / Social Infrastructure

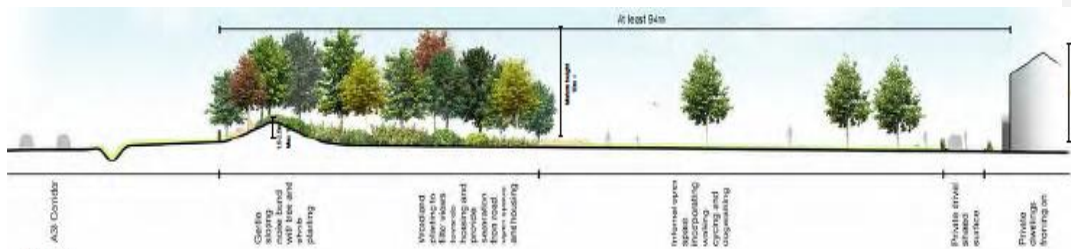
### Landscape, Open Space & Minimising Visual Impacts

5.3 A comprehensive landscape strategy underpins the masterplan owing to the importance of minimising impacts, particularly in respect of Cley Hill and the AONB; providing a landscaped buffer along the western edge of the site; and fragmenting the built form at the site through the use of planting and landscape corridors. The WCS Development Template for the site identifies the need for a green buffer adjoining the A36. The extent of the buffer is purposefully 'indicative' with a view to the extent and distribution of the greenspace being informed by more detailed technical analysis in the form of this masterplan and the landscape assessments submitted in support of the planning applications.

5.4 In response to pre-application dialogue with Natural England, the AONB Partnership, the Local Community and Wiltshire Council, the developers have assessed all key views towards and from the site (as set out in the respective Landscape and Visual Impact Assessments accompanying the planning applications). This has in turn informed a set of landscape proposals within which development has been proposed. The landscape proposals comprise:

- A green buffer adjoining the A36. The buffer will extend to at least 45m in depth and will include a planted earth bund (extending to 2.5m in height at a maximum gradient of 1:3). The buffer will extend to approximately 90m in depth in areas where the risk of visual impact is greatest. Sketches of the bund are set out below for reference:





- A green infrastructure network. Rather than focusing all greenspace adjoining the A36 and only on the WWUE land north of Victoria Road (as per the indicative greenspace distribution in the WCS), the proposals redistribute some of the 'indicative' green space on WWUE land north of Victoria Road to provide swathes (fingers) of woodland planting and open space through the site in a west-east direction before linking with a linear wetland park along the eastern boundary of the allocation on land north of Victoria Road. This provides a landscape framework within which buildings can be located. The framework will serve to minimise visual impacts, however, it is also key to developing a high quality neighbourhood with usable public open space that is accessible to future residents and existing residents to the east of the WWUE.
- Opportunities to integrate landscape, ecology and drainage considerations have been utilised. Such opportunities include providing an ecology park (where planting and the attenuation ponds will be used to provide enhanced habitat for wildlife). The attenuation ponds will be shallow and with the exception of a few ponds will remain dry outside of periods of peak rainfall.
- Maintaining and enhancing the majority of existing hedgerows unless their removal and subsequent replacement is unavoidable.
- On land north of Victoria Road, the Were Brook Corridor will be enhanced for recreational use and will be integrated as part of a new linear wetland park.
- Active recreation space (comprising multiple full sized and junior playing pitches with changing rooms and children's play areas) will be distributed in clusters across the WWUE to maximise accessibility to the facilities and to ensure their delivery can be phased (and is not delayed) alongside the residential and commercial proposals. In terms of Redrow Homes' scheme (Planning Application Ref. 14/06562/FUL), financial contributions towards off-site provision or upgrade of recreation facilities has been proposed. There have been suggestions that the sports facilities should be consolidated at one location and assigned to existing sports clubs in Warminster; however, this would delay the delivery of the facilities owing to viability and phasing constraints while the proposed facilities are required to support the new development rather than address pre-existing deficiencies. Moreover, the sports pitches/recreation facilities will be maintained in perpetuity by a management company funded by the developers and future residents of the development. The developers are happy to enter dialogue regarding proposals from the local community/Town Council relating to the use of the facilities by sports clubs at the detailed design stage (full planning applications or reserved matters submissions).

5.5 Since Planning Application Ref. 15/01800/OUT (Persimmon and Hannick Homes) was submitted to Wiltshire Council in early 2015, there have been a number of requests from stakeholders for additional clarity on the landscape proposals and their delivery (including phasing). In response to the comments, SLR Consulting has prepared a 'Landscape Strategy and Implementation Plan' that [can be accessed on Wiltshire Council's website using the planning application search facility](#) [forms part of the evidence supporting](#) Planning Application Ref. 15/01800/OUT [and the](#)

[allocation-wide approach](#). The aforementioned plan sets out the landscape proposals/principles in more detail and the same principles will also apply to the WWUE land to the south of Victoria Road.

- 5.6 Both Landscape and Visual Impact Assessments submitted in support of the planning applications conclude that through the implementation of mitigation strategies, the proposed development of the WWUE would not have an unacceptable impact on sensitive receptors. In response to the Landscape Strategy and Implementation Plan, Natural England confirmed on 23 October 2015 that the proposals contained within the Plan addressed its concerns and it has no objection. This letter can be accessed on Wiltshire Council's website using the planning application search facility for Planning Application Ref. 15/01800/OUT.

### Transport

- 5.7 Transport Assessments (TA) have been submitted with both planning applications demonstrating that the highways network can accommodate additional traffic generated by the planning application schemes.
- 5.8 The TA prepared in support of Planning Application Ref. 15/01800/OUT is supported by a Warminster-wide 'S-Paramics Micro-Simulation Traffic Model' (S-Paramics Model). This bespoke traffic model was prepared using a computer programme and comprised the following:
- (i) The model uses information collected using Automatic Number Plate Recognition cameras at key transport junctions/routes within, and on the periphery of, Warminster with a view to capturing all car trips within, entering and exiting the town. The locations of the cameras for the purpose of understanding traffic movements were agreed with Wiltshire Council's Highways Department and Highways England beforehand. Other information collected included traffic surveys, junction counts, queue length surveys and journey time surveys.
  - (ii) The information on traffic movements was then collated and inputted to the model which in turn graphically illustrated how traffic moved around the town in 2013 (the base year) to reflect the existing traffic flows and congestion at morning and evening peaks. The parameters informing this baseline model were forwarded to Wiltshire Council Highways and Highways England; both organisations agreed that the model adequately represents the existing highways network in Warminster. The model was also presented to representatives of the Warminster Neighbourhood Plan Group where feedback informed the final calibration of the model.
  - (iii) Once the baseline model was agreed, projected traffic arising from approximately 1,550 homes, 6ha of employment land, a primary school and a local centre at the WWUE was inputted to the model. This modelled weekday peak periods in the morning (07:00-10:00) and afternoon (16:00-19:00). As part of the Reference Group dialogue in November 2015, it was suggested that traffic peaked between 15.00 and 16.00 in the afternoon owing to school-related trips. The traffic counts attained by PFA Consulting confirmed that traffic flows in the town centre were lower between 15:00-16:00 (694 trips) than between 16:00-17:00 (730 trips) or 17:00-18:00 (767 trips). The same applied to traffic on Victoria Road (357 trips between 15:00-16:00 whereas the number of trips exceeded 400 each hour between 16:00 and 18:00). Accordingly, the model was robust in using 16:00 – 18:00 as the peak afternoon traffic period.

- (iv) The modelling confirms that the proposed 1,550 new homes and employment development at the WWUE would increase in traffic queuing and delay on the surrounding local highway network in Warminster without mitigation. Significant increases in journey times would be experienced for westbound traffic on the B3414 passing through the town centre during the afternoon peak period. Exacerbated queuing would also be witnessed along Market Place, Station Road, East Street and Copheap Lane.
- (v) The modelling allowed mitigation measures (to be delivered/funded by the developers) to be identified including, but not limited to:
  - a. The introduction of an interactive traffic light system at the High Street/Market Place/Weymouth Street junction that would improve the through-flow of traffic which is currently hampered by the phasing of the lights.
  - b. The conversion of the Portway/Westbury/Copheap Lane priority junction to a compact roundabout that will reduce queuing at the junction.

The model confirms that the above mitigation proposals coupled with other minor improvements (e.g. access arrangements at the WWUE) to the local highway network will ensure that the 1,550 homes and employment proposals at the WWUE will have no unacceptable impacts on the local or strategic highways network in accordance with established highways standards and criteria.

- 5.9 Based on the aforementioned traffic model and analysis (set out in more detail in the transport assessments/travel plans informing the planning applications) the WWUE proposals will not result in significant adverse impacts on the local or strategic highway networks.
- 5.10 Wiltshire Council's Highways Department and Highways England have concluded that the transport modelling undertaken in support of the applications is robust and it demonstrates that the proposals will not have an unacceptable impact on the surrounding road network subject to the implementation of the suggested mitigation measures. The modelling included a scenario that allowed for 1,550 homes at the WWUE.
- 5.11 In terms of the requirement for a link road between Bath Road and St Andrews Road, the developers agree to address the requirement for the estate link road within their respective planning application schemes with a view to delivering sections of the road on a phased basis. This link road is likely to have a speed limit of 30mph and will be capable of accommodating a bus route. The width of the link road leading from the Bath Road entrance to the employment area will be wider than the remainder of the road in order to cater for traffic and haulage vehicles associated with the employment area.
- 5.12 In accordance with the WCS, the developers will fund (via S106 or CIL as appropriate) the delivery of new or upgraded pedestrian routes within and adjoining the site where applicable. For example, in response to Redrow's planning application, the Council has requested upgrades to an existing PRow and provision of a contribution towards a controlled crossing on Victoria Road in order to connect the PRows known as WARM6 and WARM70. This will be particularly important for ensuring safe routes to school.

- 5.13 Construction traffic is a key consideration and the focus of growth at the west of Warminster, adjoining the A36, will minimise the risk of construction vehicles travelling through the Town Centre. It is agreed that the developers will use all reasonable endeavours to ensure construction vehicles use the A36, Bath Road and Victoria Road to access the allocation without having to travel through the centre of Warminster. At present, the allocated land between Redrow's site and Victoria Road is not subject of a planning application, construction vehicles serving this development parcel will be required to use St. Andrews Road governed by strict criteria relating to construction delivery hours and vehicle cleaning facilities, as agreed with the LPA's Highways Department. These measures will be captured under Construction Management Plans which the developers at the allocation will be required to submit to Wiltshire Council for approval prior to development commencing.
- 5.14 For further information on all of the above, please see the transport analysis supporting Planning Application Refs. 15/01800/OUT and 14/06562/FUL (which includes a Construction Traffic Management Plan within the St Andrews Road ES Addendum (May 2015), Chapter D, Appendix 5.1). [A supplementary note on the proposed roundabout access junction at Bath Road also forms part of the evidence supporting the allocation masterplan.](#)

#### **Surface Water Drainage / Flood Risk**

- 5.15 There are two surface water catchment areas affecting the WWUE; surface water flows from land north of Victoria Road form part of a separate drainage catchment (including the majority of the town) to the drainage catchment associated with the land south of Victoria Road. Accordingly the two land areas are independent of one another and different circumstances and mitigation measures apply to each.

#### **Land North of Victoria Road**

- 5.16 A small section of the WWUE land north of Victoria Road falls within Flood Zone 2, where the site abuts the Were Brook. There is also a need to ensure that the proposals do not adversely impact on flooding elsewhere in the drainage catchment and a requirement within the WCS for developers at the WWUE to provide Wiltshire Council and the Environment Agency with robust data to assist in modelling of the wider catchment.
- 5.17 The predominant soil type at the site does not facilitate easy infiltration (soakage) of surface water and therefore in restricting surface water flows to greenfield run-off rates or better, the proposals north of Victoria Road include on-site attenuation measures in the form of attenuation ponds, swales and two storage basins. As set out in the Flood Risk Assessment (FRA) submitted as part of Planning Application Ref. 15/01800/OUT, these measures restrict the flow of surface water during times of peak rainfall to the point where the rate of run-off is better than that currently associated with the undeveloped site.

- 5.18 The distribution of the attenuation measures (principally attenuation ponds) has been informed by the site levels and the division of the site into sectors where each sector is allocated a pond(s); this also ensures that the mitigation measures can be provided alongside each phase of development. Moreover, all development is located outside the flood plain as per this masterplan and the aforementioned outline planning application.
- 5.19 Since the application (Ref. 15/01800/OUT) was submitted to Wiltshire Council in February 2015, the Environment Agency (EA) and Wiltshire Council have requested further flood risk analysis to support the content of the FRAs and to test the robustness of the EA's flood map for the area. This necessitated modelling of water flows at the Were Brook by Persimmon and Hannick Homes. The resultant analysis confirmed that the EA's flood map was inaccurate in part and additional mitigation in the form of two on-site storage basins, defence bunds and the removal of an on-site culvert was required to address the findings of the modelling.
- 5.20 The above modelling, analysis and mitigation measures are set out in the FRA Addendum submitted as part of Planning Application Ref. 15/01800/OUT and it confirms that the rate of surface water run-off will be equal to, or less than, current greenfield rates. [A supplementary non-technical note on the additional modelling commissioned by Persimmon and Hannick Homes also forms part of the evidence base supporting the allocation masterplan.](#)

#### **Land South of Victoria Road**

- 5.21 In terms of surface water drainage, given the uncertainty regarding the delivery of the other land to the north and west which falls outside of Redrow's control, it is more difficult to bring forward a strategic solution at this stage. Consequently, Redrow has designed a solution to mitigate the impacts of its proposed scheme on land at St Andrews Road only (circa 200 dwellings). However, more importantly, the proposed drainage solution will not prejudice further development to the south of Victoria Road coming forward from a drainage perspective.

[5.22](#) In terms of surface water drainage, developers on land to the south of Victoria Road essentially have the choice of an infiltration solution or a gravity solution. On land at St Andrews Road, Redrow is proposing an infiltration solution, which will comprise an on-site tank and pond attenuation with soakaway disposal. Most importantly, the proposals have been designed to ensure that the balance of the surface water runoff, not already being drained to soakaway, would be attenuated in a below ground tank with a restricted discharge into an infiltration basin.

[5.22](#) The attenuation tank, the infiltration basin and all soakaways and areas of permeable paving will be designed such that they have sufficient capacity for up to and including the 1 in 100 year event plus 30% for climate change. The infiltration basin also includes 300mm freeboard over and above the water level for the 1 in 100 year plus 30% event thus providing an additional level of mitigation to

~~provide greater safeguards. This means that none of the surface water runoff from the development will discharge into either the existing sewer or land drainage networks. A supporting structure of circa 1.5m will be constructed to the north of the infiltration basin to provide additional stability along the northern boundary. This will comprise a lined gabion wall or similar, subject to the approval of Wiltshire County Council. This is designed to allow for up to and including the 1 in 100 year event plus a 30% allowance for climate change. This means that none of the surface water runoff from the development will discharge into either the existing sewer or land drainage networks.~~

### 5.23

~~5.235.24~~ Redrow's proposals will in no way impede any future developer from designing an independent on-site infiltration solution, as is being proposed on land at St Andrews Road on the remainder of the WWUE to the South of Victoria Road. Conversely, should rates not allow for this, the developer could bring forward a gravity solution, which Redrow will not prejudice, given that they are not proposing such a solution themselves.

~~5.245.25~~ Furthermore, it is important to acknowledge that there is an existing drainage problem in Warminster and the proposed scheme by Redrow will provide betterment to the existing position, taking additional pressure off the downstream network. Their proposals will therefore not prejudice any future development to the south of Victoria Road. Ultimately, all planning applications at the WWUE will need to demonstrate that the proposals will not flood and will not increase the risk of flooding elsewhere in accordance with established guidance. Where it is not possible to rely on off-site mitigation, on-site provision will need to be allowed for within application layouts.

~~5.255.26~~ During the operational phase of development, the drainage attenuation measures will be maintained by Wiltshire Council (via reasonable financial contributions secured within S106 Agreements pursuant to the applications at the WWUE) or through a private management company that will be funded by the developers and an on-going service charge from development within the WWUE. At the time of writing, the developers intend to appoint a private management company to oversee the maintenance of the drainage measures, landscaping and general up-keep of the application sites.

### **Foul Drainage**

~~5.265.27~~ As part of the application proposals to the north of Victoria Road (Application Ref. 15/01800/OUT), Persimmon and Hannick Homes commissioned Wessex Water to undertake foul drainage modelling to assess if there is capacity to accommodate up to 1,200 homes and advise on any works/contributions that will be required from the developers to enable connection to the existing foul drainage network.



5.275.28 Wessex Water advised by letter dated 16 November 2015 that there is sufficient capacity to cater for the proposals; however, contributions (approximately £300,000) will be required to facilitate connection to the existing network and to provide for upgrades to the Portway Pumping Station.

5.29 In terms of the application proposals on land adjoining St Andrew's Road (Application Ref. 14/06562/FUL), a new adoptable pumping station will be provided on-site with a rising main laid through the development to the southern boundary. This will continue as a requisitioned rising main laid by Wessex Water from the site boundary to the agreed point of connection into an existing adopted foul sewer approximately 1.5km to the south east. The rising main will have sufficient capacity to serve up to 400 dwellings to the south of Victoria Road and thus provides a strategic solution. It has been agreed with Wessex Water that initially the Pumping Station will have capacity for the Redrow development only. However, when other development to the south of Victoria Road comes forward, minor upgrade works to the pumps will be undertaken by Wessex Water at their cost, in order to accommodate these other units.

5.285.30 The foul pumping station will be designed and constructed in accordance with SFA 7th Edition. The fencing and gates will be 1.8m steel palisade although Redrow is proposing to erect a 'living wall' around the perimeter to visually integrate the compound into the area of POS. The distance from the centre of the wet well to the nearest dwelling is 25m which is well in excess of the minimum 15m which will overcome any perceived impacts of noise and odour.

#### **Heritage / Ecology / Noise**

5.295.31 The developers, in support of their planning applications, submitted plans and documents addressing all of the above in detail.

##### **i) Heritage**

5.305.32 The developers commissioned consultants (CgMs) to describe the significance of any heritage assets affected by proposals at the WWUE including any contribution made by their setting in accordance with the NPPF. The evidence includes desk-based assessments and field evaluations while CgMs also commissioned Richard K Morriss & Associates to prepare 'An Impact Assessment of Proposed Development on Nearby Heritage Assets' in support of Planning Application Ref. 15/01800/OUT. All of the above evidence can be accessed on Wiltshire Council's website as per **Table 1.2** of this masterplan.

5.345.33 The archaeological assessments did not identify any significant archaeological remains at the planning application sites; however, the WWUE land falling outside the two planning applications will need to be subject of further desk-based analysis and possible field evaluation.



5.325.34 There are a number of heritage assets (listed buildings, locally designated buildings and the Conservation Area along Bath Road and Victoria Road) to the east of the site, Cley Hill Scheduled Ancient Monument to the west of the site beyond the A36, and the Grade II Listed Bugley Barton Farmhouse is located within the WWUE (immediately to the south of Victoria Road).

5.335.35 The allocation masterplan adopts a precautionary principle and provides for a green buffer around Bugley Barton Farmhouse. All future planning applications at the WWUE will need to be informed/supported by an appropriate desk-based assessment which assesses the significance of the heritage asset (including Bugley Barton Farm) and its setting whilst also considering the impact of a proposal on the asset/its setting. Similarly, such applications will need to be supported by desk-based assessments and field surveys that assess the potential presence of archaeological deposits.

## ii) Ecology

5.345.36 Ecology surveys have been undertaken as part of the planning applications to better understand the ecological value of the application sites (comprising the majority of the WWUE) and the potential presence of protected species. These have concluded that the relevant land is of low ecological interest as it predominantly comprises arable land together with smaller areas of species-poor, semi-improved grassland. The fauna identified as part of the surveys included common reptile species, foraging bats, skylark and dormouse.

5.355.37 As part of the proposed mitigation strategy, it is proposed to retain existing woodland and hedgerow network where possible. Moreover, the landscape framework discussed previously within this document will result in net ecological benefits. The allocation proposals also include an ecology park and wetland park.

5.365.38 Phosphate levels in the River Wyle need to be managed to prevent adverse effects upon the River Avon SAC, particularly as this stretch of the river is failing its conservation targets and has been identified as a 'high risk' sub-catchment in the recent EA/NE/WC Nutrient Management Plan. There is a risk that further modelling (in progress) and subsequent negotiation with the statutory bodies may identify that mitigation measures are required for levels of development at the town beyond those planned in the WCS (1920 dwellings), post 2026. Based on the housing trajectory shown in Appendix A, to accommodate development beyond the plan period, a permission for development north of Victoria Road may need to include a contingency for the developer to help fund iron dosing of waste water at the sewage treatment works (subject to agreement with Wessex Water), or an alternative measure, should such a need for mitigation arise. Development of the remaining land south of Victoria Road, not subject to a current planning application, will be subject to screening under the Habitats Regulations which may also result in the need for additional mitigation.

## iii) Noise

5.375.39 Owing to the proximity of the site to the A36 trunk road, there will inevitably be noise impacts arising from this busy road. The landscape strategy makes provision for a planted earth bund adjoining the A36 that integrates seamlessly with the green buffer that is proposed along the western boundary of the allocation proposals. The bund<sup>8</sup>, coupled with the landscape buffer and sensitive layout/design of the homes closest to the western boundary of the site will assist in avoiding any potential significant noise impacts. At the detailed design stage (reserved matters) further detailed attenuation measures can be incorporated into homes including high specification insulation, glazing and ventilation.

#### **iv) Agricultural Land**

5.385.40 In terms of the quality of the agricultural land, an assessment of agricultural land quality of the planning application site north of Victoria Road (Application Ref. 15/01800/OUT) is contained at Chapter 16 of the Environmental Statement submitted with the application. This confirms that less than quarter of the application site, representing the majority of the WWUE land, comprises 'Best and Most Versatile' (BMV) Agricultural Land – the highest quality of agricultural land.

5.395.41 The 'Agricultural Land Classification and Soil Resources Report' supporting the planning application to the south of Victoria Road (Application Ref. 14/06562/FUL) confirms that the land comprises BMV Agricultural Land. However, the principle of development at the WWUE has already been established and accepted as part of the WCS. To off-set the loss of BMV agricultural land, the proposals need to make the most efficient use of the land for development with a view to minimising the need to develop BMV agricultural land elsewhere on the periphery of Warminster.

<sup>8</sup> More detail on the proposed noise bund can be found in the Landscape Strategy and Implementation Plan submitted to Wiltshire Council in support of Planning Application Ref. 15/01800/OUT.

## 6 URBAN DESIGN

### Introduction

- 6.1 Distinctive and high quality design, public realm and open space coupled with the provision of associated infrastructure will play a significant role in the delivery of a successful and sustainable development. As discussed above, the pursuance of a landscape-led approach to the delivery of the WWUE is critical in both mitigating environmental impacts and delivering a scheme where community cohesion and well-being is fostered.
- 6.2 In this regard, the following urban design principles will, at the full planning application stage or reserved matters stage, inform the proposed development at the site:
- Having regard to the landscape strategy referenced in this masterplan (vid. Landscape Strategy and Implementation Plan submitted in support of Planning Application Ref. 15/01800/OUT), proposals should provide for a mix of densities with the highest densities located adjoining the link road and in close proximity to the Local Centre. The lowest density areas will be located in hamlets at the most visually sensitive parts of the site along the south west boundary of the allocated land north of Victoria Road. Planning application 14/06562/FUL is accompanied by a detailed landscape strategy which has been agreed with the Council.
  - The majority of dwellings on site will be 2-2.5 storeys with some 3-storey buildings used at key locations (adjacent to the link road and within the Local Centre) to frame vistas and to accommodate a limited number of apartments and extra-care facilities to meet local needs. Planning application 14/06562/FUL includes a mix of units from 1 bed flats to 4 bed detached units. The scheme also provides a number of bungalows to the eastern boundary to limit impact on neighbouring properties.
  - Buildings (& gardens) should be orientated to maximise opportunities for solar gain where possible.
  - Street layouts will predominantly adhere to a loose grid where cul-de-sacs will not be encouraged unless a case can be made for their provision.
  - Buildings will, where possible, be orientated to front onto streets and open spaces to maximise natural surveillance and encourage social interactions.
  - Development blocks will be designed to maximise legibility and connectivity.
  - A high quality, attractive and secure public realm will be delivered as part of the development. The overall landscape framework will be pivotal and will inform how public realm opportunities can be maximised across the allocation. Owing to the scale of the site, there is an opportunity to introduce distinctive public spaces that improve overall legibility and inform distinctive character areas. The allocation masterplan indicates where it may be possible to provide public squares and all public spaces will be designed to reinforce the character of the area and contribute towards the delivery of a cohesive new community; provide an attractive and safe environment; enable effective maintenance and management; and be multifunctional where possible.
- 6.3 Any layouts informing full planning applications or reserved matter submissions will be subject of public consultation ~~prior to their completion and submission to the Local Planning Authority.~~ Design and Access Statements will represent the conduit for setting out how the above objectives will be

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achieved and such Statements will have regard to other proposals emerging in the WWUE to ensure a comprehensive approach can be achieved.

#### **Land off St. Andrews Road**

- 6.4 While the Planning Application by Persimmon and Hannick Homes is in outline with all matters reserved except access, Redrow Homes' planning application is submitted in full and therefore more detail on urban design matters is available. Redrow Homes' planning application has been the subject of significant scrutiny and negotiation by the Council's urban designer. Since the scheme was originally submitted in June 2014, major changes to the proposed layout have been made to respond to comments received including reducing the number of dwellings, softening of the road layout, reducing the number of cul-de-sacs, moving the public open space to a more central location, and the provision of bungalows in response to comments from the local community.
- 6.5 The proposed gross density of c. 28 dwellings per hectare is deemed appropriate for the context of the site. It will make an efficient use of the land whilst being reflective of existing plot sizes of neighbouring residential properties on St. Andrews Road to the east and Haygrove Close to the north. It will therefore make a positive contribution to the character of Warminster by responding to the existing townscape in terms of the built form.
- 6.6 Most importantly, the proposed layout will allow the development to be delivered independently from the wider strategic site, without compromising its future integration in terms of townscape, access routes and green infrastructure.
- 6.7 Further details are provided in the Design and Access Statement (May 2015) submitted as part of the planning application (Ref. 14/06562/FUL).

## 7 PHASING & DELIVERY

- 7.1 The Wiltshire Core Strategy (WCS) covers the period 2006-2026. However, due to the extended examination and adoption process, the WCS was not adopted until January 2015, 9 years into the Plan period. Delivery of the WWUE has therefore also been delayed.
- 7.2 As discussed above, at the time of writing there are two undetermined planning applications at the WWUE that have yet to be determined. The two planning application schemes will have significantly different delivery trajectories:
- (i) **Planning Application Ref. 14/06562/FUL (Redrow Homes Limited):** This is a full planning application for the development of 203 homes on land adjoining St. Andrews Road. Should the planning application be approved in 2016, the scheme is likely to start delivering new homes in 2017/18.
  - (ii) **Planning Application Ref. 15/01800/OUT (Persimmon Homes Limited and Hannick Homes and Developments Limited):** This is an outline planning application with all matters reserved except access. The proposals comprise up to 1,200 homes, 6ha of employment land, a local centre, a primary school and ancillary infrastructure. Should the outline planning application be approved in 2016, reserved matters approval for detailed design matters would then need to be sought before development commences. Moreover, core services/infrastructure will need to be delivered prior to the homes/other uses. In terms of housing delivery, this is unlikely to occur before 2018/19.
- 7.3 The forecasting of housing delivery at the WWUE is inherently difficult owing to the number of variables, not least market demand. However, based on information currently available to the developers and based on experience of delivering residential schemes elsewhere, an indicative housing delivery trajectory and associated indicative housing delivery plan for the WWUE is enclosed as **Appendix A**.
- 7.4 The delivery trajectory informing the material at Appendix A is indicative and delivery rates may be greater or less than those indicated owing to variables such as market demand, the number of competing outlets, planning timelines and drawing down land from landowners. Moreover, the delivery trajectory could extend beyond 2033.
- 7.5 It is estimated that within the WWUE allocation site, approximately 900 homes will be delivered by 2026 with the residual housing proposals (c. 650 homes) being delivered over the period 2026-2033. Accordingly the allocation will deliver the 900 dwellings required under the WCS over the period to 2026.
- 7.6 With the exception of the Redrow Homes Scheme which can be treated as a single phase, Persimmon and Hannick Homes agree to provide a detailed phasing plan to guide development of their respective proposals as part of full or reserved matters applications when the layout and composition of individual development parcels is known. The

employment land, subject to market demand, should form part of the first phase of development.

- 7.7 As part of the phasing plan for each development parcel, structural planting designed to screen the proposed development will be implemented as soon as practical (having regard to the need to provide services and infrastructure initially). Each phase will include open space provision with recreational facilities being delivered commensurately with population increase at the allocation.
- 7.8 The proposed internal link road (extending from Bath Road to Victoria Road and St. Andrews Road) represents a key item of infrastructure at the WWUE that will be delivered on a phased basis linked to the delivery of new homes at the allocation. Specific trigger points for the phased delivery of the link road will be set out in relevant S106 Agreements.
- 7.9 The allocation will provide for a primary school (capable of accommodating the need for school places generated by the new development) capable of forming part of a through-school facility, local centre and employment land. The employment land will be delivered as part of the early phases of development on land north of Victoria Road and it will be jointly marketed by Persimmon, Hannick Homes and Wiltshire Council. The requirement for a joint marketing strategy will be captured in the relevant S106 legal agreement. The Local Centre also makes an allowance for the potential delivery of a health centre should there be a requirement for, and commercial interest in, delivering such a facility.

## APPENDIX A

### Indicative Housing Delivery Timetable

#### And Plan

Indicative Housing Delivery Trajectory*	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Persimmon / Hannick Homes (Up to 1,200 Homes)**  (Application Ref. 15/01800/OUT)	-		20	70	100	100	100	100	100	100	100	100	100	100	110		
Redrow Homes (203 Homes)  (Application Ref. 14/06562/FUL)		60	60	60	23	-	-	-	-	-	-	-	-				
Allocation Remainder (c. 100 Homes)	-	-	-	-	-	-							30	30	30	30	27
<b>WWUE Allocation Total (c. 1,300 Homes)</b>		<b>60</b>	<b>80</b>	<b>130</b>	<b>123</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>130</b>	<b>130</b>	<b>140</b>	<b>30</b>	<b>27</b>
<b>Total to 2026</b>	<b>893 new homes</b>										<b>Post-2026</b>		<b>657</b>				

\* The trajectory is based on best available information at the time of writing. It is indicative and delivery rates may be greater or less than those indicated in the above table owing to variables such as market demand, the number of competing outlets, planning timelines and drawing down land from landowners. Moreover, the delivery trajectory could extend beyond 2033. Please note the annual periods for each year run from 1<sup>st</sup> April to 31<sup>st</sup> March.

\*\* Assumes that securing outline planning consent and reserved matters approval, discharging pre-commencement planning conditions and drawing down the land from the landowners will delay construction until 2018. The need to implement core services/infrastructure informs the low level of projected delivery in the first year.



## P507 - LAND WEST OF WARMINSTER, WILTSHIRE

### MODELLING OF THE SOUTH WERE, WEST WERE AND THE WERE – NON-TECHNICAL SUMMARY

#### 1. Introduction

- 1.1. A Flood Risk Assessment (FRA) was prepared by PFA Consulting Ltd in December 2014 in support of planning application reference 15/01800/OUT.
- 1.2. Since completion of the FRA additional information relating to the South and West Were has come to light. The Environment Agency's consultation response, dated 31 March 2015 (ref WX/2015/127525/01-L01) raised a "holding objection" to the planning application and stated the following:-

*"For a site of this size, especially given the nature of the proposed development, we would expect to see a more comprehensive appraisal of flood risk arising from the ordinary watercourses (and any other identified source of flooding) in the vicinity of the site."*
- 1.3. Additional hydraulic modelling of the South Were, West Were and The Were has been undertaken to address the Environment Agency's comments.

#### 2. Modelling Method

- 2.1. An additional topographical survey of the watercourses was undertaken in June 2015 and the model was built using cross-sections from this survey. Floodplains were represented based on site survey information where available and LIDAR data in other areas.
- 2.2. Flow rates within the model were calibrated using the George Street Gauge downstream of the site.

#### 3. Baseline Results

- 3.1. Flood outlines and depths for the 1 in 20 year, 1 in 100 year, 1 in 100 year + climate change and 1 in 1000 year events are contained in **Appendix 1**.
  - 1 in 20 year results**
  - 3.2. The results show that flooding from the South Were is limited to the extreme west of the site with shallow flood depths of 100mm or less. The part of the site affected is a proposed area of Public Open Space.
  - 3.3. No other parts of the application site are affected by the 1 in 20 year event.
  - 1 in 100 year results**
  - 3.4. For the 1 in 100 year event, the results show shallow flooding along the northern side of the South Were and on the western side of the West Were. Flood depths are mostly shallower than 100mm.

#### **1 in 100 year + climate change results**

- 3.5. With the increased flows to take account of climate change effects flooding along the northern side of the South Were extends further into the site. The extent of flooding to the east and west of the West Were is also increased. Flood depths are shallow (less than 100mm) within the application site.

#### **1 in 1000 year results**

- 3.6. Flood depths within the site are still shallow for the 1 in 1000 year event. Additional areas are affected along the northern side of the South Were and to the east of the West Were.

### **4. Mitigation Measures**

- 4.1. The addition of the following features to the masterplan is proposed to reduce flood risk to the development and alleviate any negative offsite impacts:

- i. Defence bunds to protect vulnerable areas of the site from flooding,
- ii. Culvert removal to reduce out of bank flow on the South Were, and,
- iii. Two storage basins to attenuate additional flows caused by the above defences.

- 4.2. These proposals, and their impact on the flood outlines for a 1 in 100 year + climate change event, are shown in **Appendix 2**.

- 4.3. Flows in the South Were are reduced for all modelled return period events due to the additional floodwater storage offered by the South Were detention basin and bunds.

- 4.4. Small increases in peak flow in the West Were occur from the site boundary to 400m downstream of the site. The increases in peak flow are local and in bank and therefore have negligible impact.

- 4.5. Further downstream, at the confluence of the West Were with the Grovelands Way storage area and at the Bath Road Bridge, flows are reduced.

### **5. Conclusions**

- 5.1. Baseline and mitigation modelling of the South and West Were has been undertaken.
- 5.2. Baseline modelling demonstrates that shallow flooding affects parts of the application site for the 1 in 100 year, 1 in 100 year + climate change and 1 in 1000 year events.
- 5.3. The mitigation measures proposed would protect the site from flooding and reduce flows in the South Were. The modelling indicates that the mitigation measures proposed on the West Were would lead to negligible increase in flows immediately downstream of the site. However, flows downstream of the confluence of the West Were with the Grovelands Way storage area would be reduced.
- 5.4. It is therefore concluded that the proposed mitigation measures would lead to an overall reduction in flood risk to the site itself and downstream of the site.









### Legend

Baseline 5% AEP Dept

- 0.0
- 0.1
- 0.2
- 0.3
- 0.4
- 0.5
- 1D River Channel



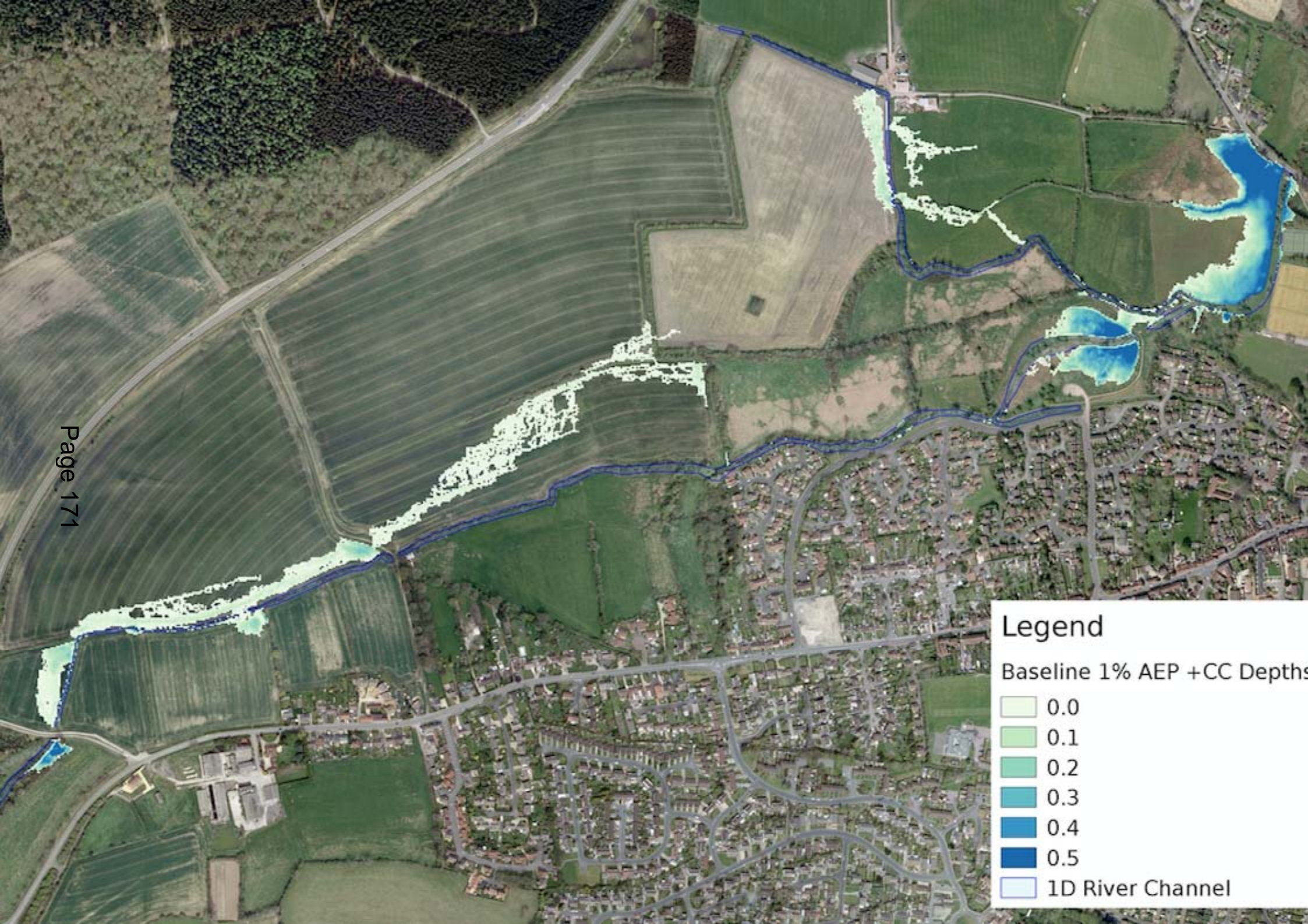


### Legend

Baseline 1% AEP Depth








- 0.0
- 0.1
- 0.2
- 0.3
- 0.4
- 0.5
- 1D River Channel





### Legend

Baseline 1% AEP + CC Depths








-  0.0
-  0.1
-  0.2
-  0.3
-  0.4
-  0.5
-  1D River Channel





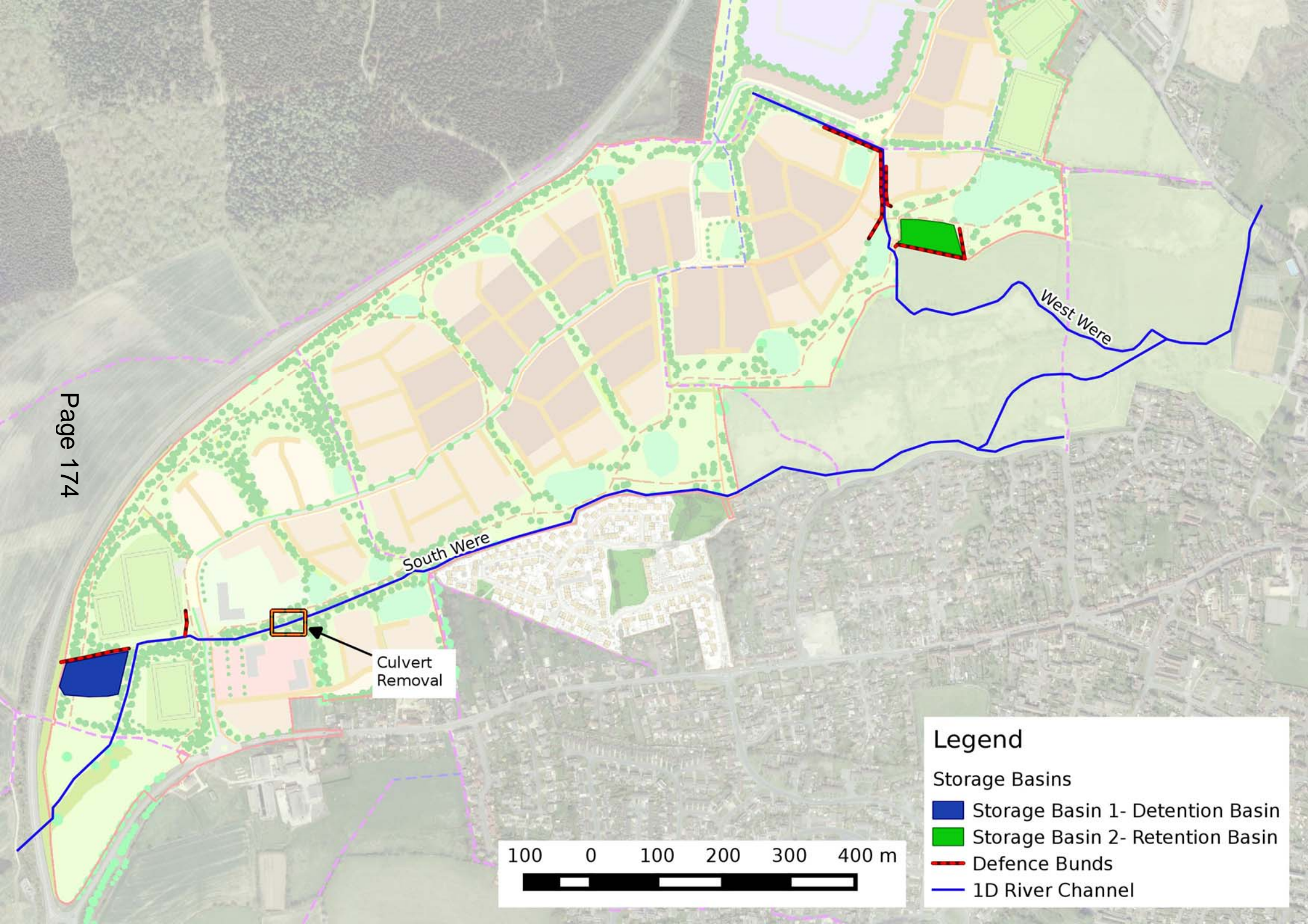
### Legend

Baseline 0.1% AEP Depth

-  0.0
-  0.1
-  0.2
-  0.3
-  0.4
-  0.5
-  1D River Channel





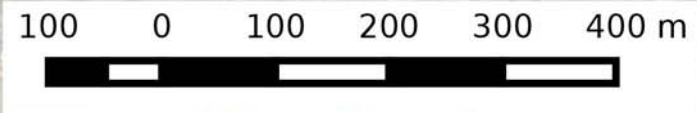


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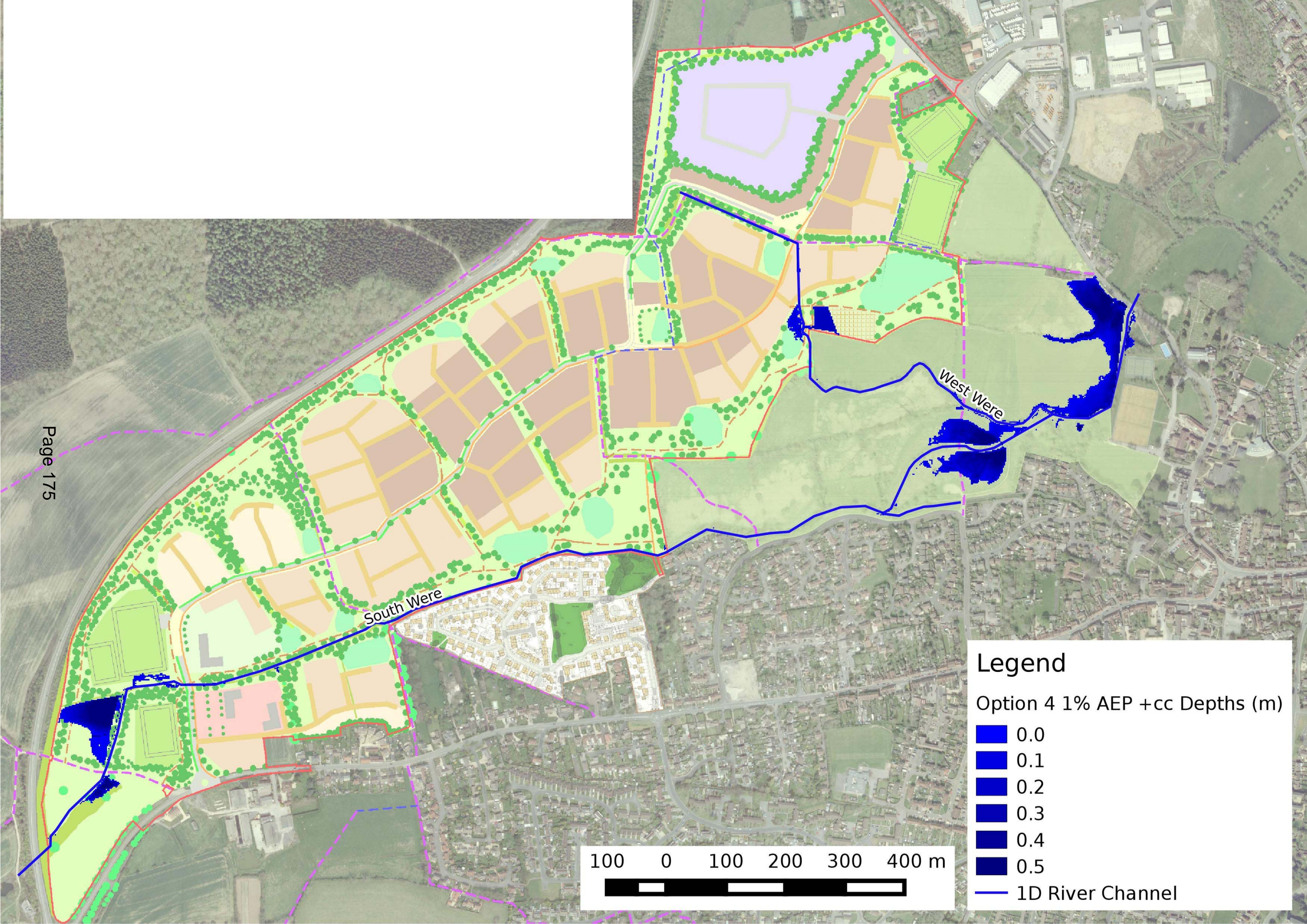
### Legend

#### Storage Basins

- Storage Basin 1- Detention Basin
- Storage Basin 2- Retention Basin
- Defence Bunds
- 1D River Channel














**Legend**

Option 4 1% AEP + cc Depths (m)

	0.0
	0.1
	0.2
	0.3
	0.4
	0.5

 1D River Channel





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Our ref: J029240\_Bath Rd Jctn

Natasha Styles  
Senior Planning Officer  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

03 June 2016

Dear Natasha

### **Draft West Warminster Allocation Masterplan: Proposed Bath Road Junction**

I write in respect of the emerging West Warminster Allocation Masterplan and in response to the request for additional information on the proposed new access roundabout from Bath Road that will serve the West Warminster Urban Extension. This is a detailed matter that will be explored in more depth at the planning application stage and access will be subject to approval as part of subsequent planning applications.

However, for ease of reference this letter and associated appendices provide an overview of the technical matters relating to the roundabout junction and why it is not possible to use the existing Roman Way Roundabout to serve the allocation. This letter will also direct readers to evidence which assesses potential impacts on the amenity of existing and proposed residents in the vicinity of the proposed new access roundabout at Bath Road.

### **Bath Road: New Roundabout Junction Proposal**

Please find attached a note from PFA Consulting which provides details of the preliminary design of the Bath Road access roundabout. The note confirms that the proposed roundabout:

- Can be accommodated on land within the application site and on the public highway;
- Complies with the key relevant Design Manual for Roads and Bridges design standards;
- Has been subject of a Stage 1 Road Safety Audit;
- Can safely accommodate HGVs; and
- Operates with sufficient spare capacity to accommodate predicted traffic flows in both the morning and afternoon/evening peak traffic periods.

The note also explores the potential of expanding the existing Roman Way Roundabout to serve the Site and confirms this is not possible for technical (safety and operational) or land ownership reasons.

### **Amenity Considerations**

All potential impacts on the amenity of existing and proposed residents in the vicinity of the site will be explored in detail as part of subsequent planning applications. However, it should be noted that the Environmental Statement (January 2015) supporting Planning Application Ref. 15/01800/OUT by Persimmon and Hannick Homes assesses such impacts from a noise, vibration, air quality and dust perspective. We would draw readers' attention to Chapter 8 of the Environmental Statement (ES) which explores potential air quality/dust impacts and

Chapter 9 of the ES which explores potential noise and vibration impacts now, during the construction phase and at the operational phase of the proposed development.

***Air Quality/Dust:***

Chapter 8 (and associated appendices) of the ES consulted a wide range of available research on air quality conditions in the vicinity of the site and had regard to sensitive receptors (properties) in the vicinity of the site including properties close to the new access from Bath Road. An allowance was made for future residential properties that would be delivered as part of a scheme. The assessment also considered potential dust impacts arising from the proposals. A number of mitigation measures are proposed in relation to different stages of the development and these include a dust management plan, umbrella travel plan and the implementation of the Council's Local Transport Plan and Air Quality Strategy.

The assessment concludes that the overall operational air quality impacts (when the development north of Victoria Road is completed and an allowance is made for worst case traffic scenarios) will be negligible. It confirms the scheme is consistent with the National Planning Policy Framework (NPPF) and local policies in Wiltshire.

***Noise / Vibration:***

Chapter 9 (and associated appendices) of the ES comprises the findings of the noise and vibration assessment involving the proposals north of Victoria Road. Noise monitoring was undertaken at a number of locations at the periphery of the application site to assess the prevailing noise climate locally. This included the positioning of noise monitoring equipment at the approximate location of the proposed new roundabout access from Bath Road (referenced as 'Location 2' in the Chapter). The assessment modelled potential noise and vibration impacts arising from development at this location both during the construction and operational stages and allowed for projected traffic on Bath Road.

The assessment concludes that having regard to proposed mitigation, the proposals will have a negligible to minor effect on existing properties during the construction phase but negligible effects at the operational phase.

Further information and clarity on the above and other detailed design matters can be provided at the planning application stage but we trust the above and the supporting documents are sufficient to address the concerns raised by local stakeholders in respect of the allocation masterplan.

Yours sincerely

**Denis Barry**  
Planning Associate Director

[denis.barry@glhearn.com](mailto:denis.barry@glhearn.com)

Enc.

## **APPENDIX A**

### **PFA CONSULTING NOTE: BATH ROAD SITE ACCESS ROUNDABOUT**



## P507 - LAND WEST OF WARMINSTER, WILTSHIRE

### BATH ROAD SITE ACCESS ROUNDABOUT

#### **Proposed Bath Road Site Access Roundabout**

- 1.1. PFA Drawing P507/38 Rev A at **Appendix A** details the preliminary design of the Bath Road site access roundabout which forms part of the planning application.
- 1.2. The proposed roundabout:
  - can be constructed within land controlled by the applicant and public highway;
  - complies with the key relevant DMRB design standards;
  - has been the subject of a Stage 1 Road Safety Audit;
  - can safely accommodate the movements of hgvs;
  - operates with sufficient spare capacity to accommodate predicted traffic flows in both the critical AM and PM peaks.

#### **Alternative 4-Arm Bath Road / Roman Way Roundabout**

- 1.3. PFA Drawing P507/43 at **Appendix B** shows a conceptual layout of adding a 4th arm to the existing Bath Road/Roman Way roundabout which serves Crusader Park.
- 1.4. This option would require the existing roundabout to be completely reconfigured to accommodate an additional arm in order to provide a suitable access to the application site and satisfy the design standards. The drawing clearly shows that this would require third party land which falls outside the control of the applicant. Simply putting a 4<sup>th</sup> arm on the existing roundabout would not satisfy the design standards and lead to a non-compliant layout and possible highway safety and operational capacity issues.
- 1.5. The applicant has previously approached with the owner of the property to the east of Bath Road from which land would be required to provide a suitable access. Despite a number of offers being made these have been rejected.
- 1.6. It should be recognised that the planning application must be determined on its merits; the proposed site access arrangements from Bath Road is technical sound. Wiltshire Council's highways officer has not raised any highway or access concerns relating to the proposed roundabout which is the subject of the planning application.

#### Appendices

*Appendix A PFA Drawing P507/38 Rev A Bath Road Site Access Roundabout*

*Appendix B PFA Drawing P507/43 Bath Road / Roman Way Roundabout Conceptual Layout of 4 Arm Arrangement*





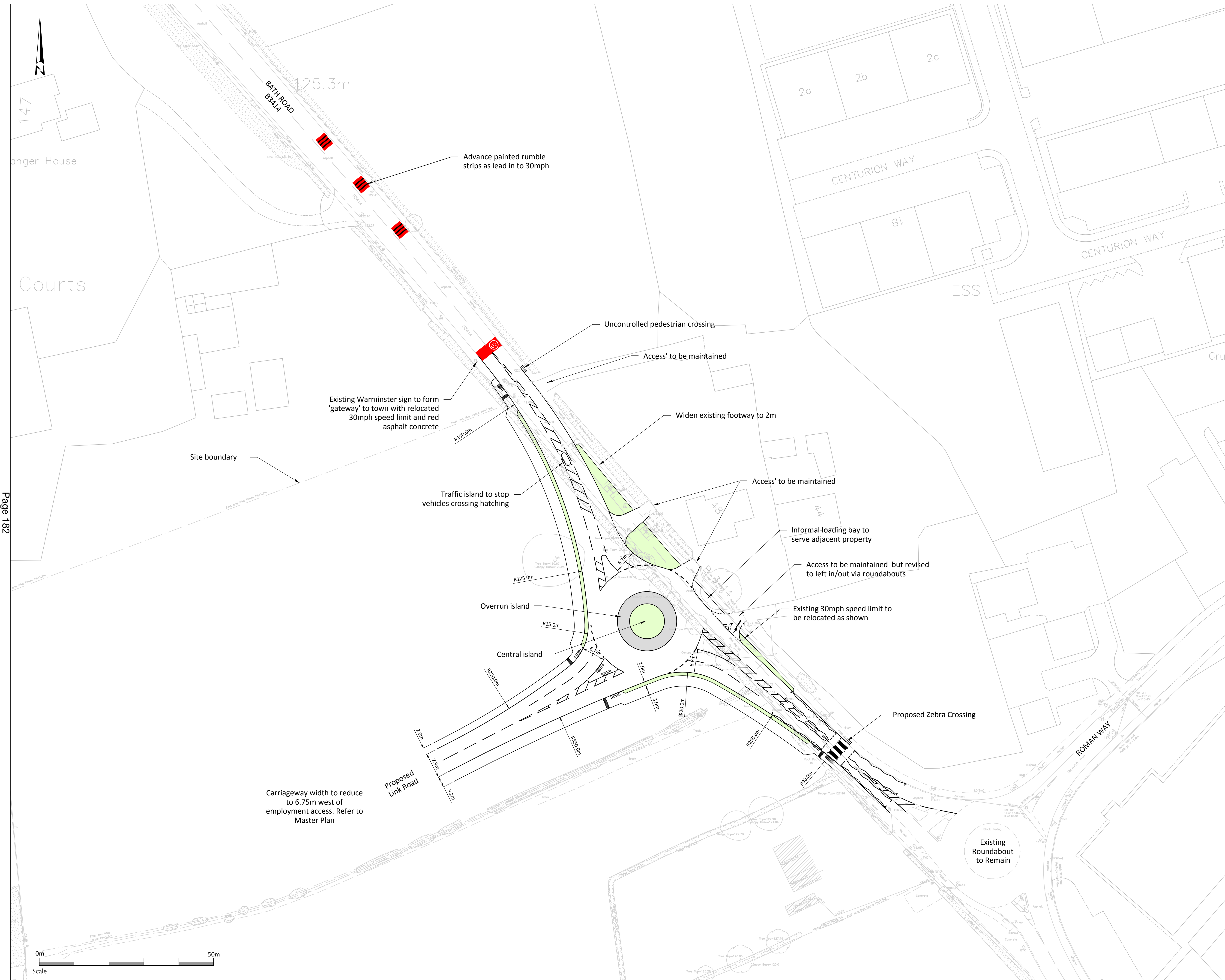
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Rev	Date	Description	Initials
A	27/04/15	Informal loading bay and OS base added.	CS

Client  
**Hannick Homes and Persimmon Homes**

Project  
**Land West of Warminster**

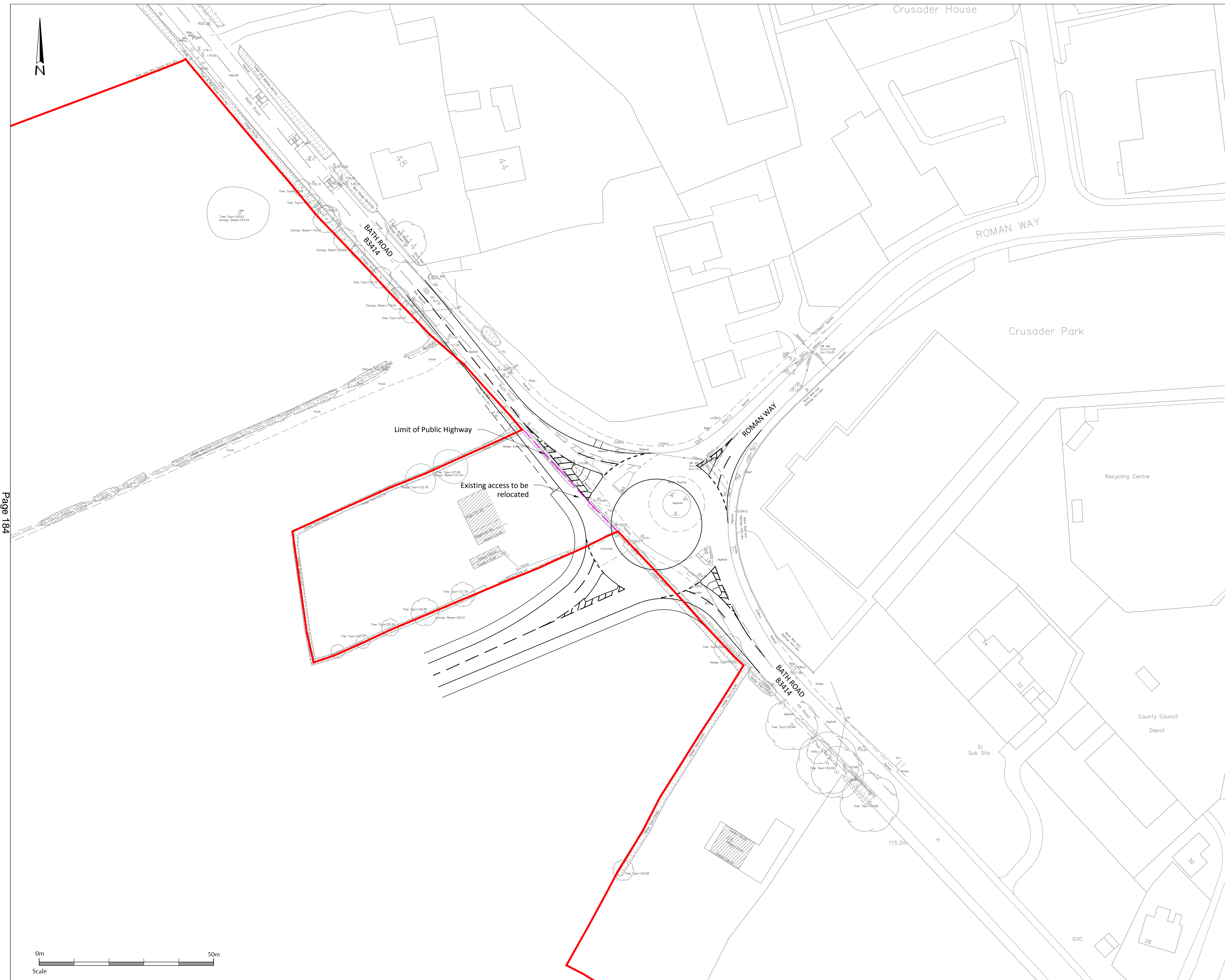
Drawing Title  
**Bath Road Roundabout Preliminary Layout**

Drawing No. **P507/38** Rev A

Date	December 2014
Scale	1:500 @ A1
Drawn By	RP
Checked By	JA
E-Mail	jalexander@pfapl.com
File Ref.	F:\P507\Drawings\P507_38.dwg







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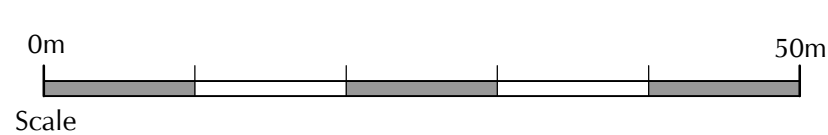
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**For Discussion**

Rev	Date	Description	Initials
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Client  
**Hannick Homes  
and  
Persimmon Homes**

Project  
**Land West of Warminster**

Drawing Title  
**Bath Road / Roman Way  
Roundabout  
Conceptual Layout of 4  
Arm Arrangement**

Drawing No.  
**P507/43**

Date	June 2015
Scale	1:500 @ A1
Drawn By	TLH
Checked By	CI
E-Mail	cisherwood@pfapl.com
File Ref.	F:\P507\Drawings\P507_43.dwg

## APPENDICES

### Appendix LVI1: Updated Figures:

- **Figure LVI1 - Topography**
- **Figure LVI2 - Landscape Planning Context**
- **Figure LVI3 - Local Landscape Context**
- **Figure LVI4 - Landscape Character**
- **Figure LVI5 - ZTV On Completion**
- **Figure LVI6 - ZTV 15 Years After Planting**
- **Figure LVI7 - Local Landscape Character**
- **Figure LVI8 - Illustrative Landscape Masterplan**

### Appendix LVI2: Updated Illustrative Photomontages from Viewpoints 11 and 19

### Appendix LVI3: Figure LVI9 Phasing Plan (taken from Landscape Strategy and Implementation Plan)

## 11 LANDSCAPE AND VISUAL EFFECTS

### 11.1 Introduction

11.1.1 This Addendum provides a review of the Landscape Chapter (Chapter 11) in the published 2015 Environmental Statement (ES). It identifies any changes since publication in terms of the regulatory framework, policies and plans, methodology and guidance, baseline data and scheme design. To ensure the effects of the scheme are fully considered, this note then assesses the implications of any such changes for the published ES.

11.1.2 In addition, the Addendum also provides a response to comments received from the Cranborne Chase and West Wiltshire Downs AONB Board, Natural England and Wiltshire Council, outlined at Section 11.3, received in May and April 2015.

11.1.3 The Addendum has largely retained the headings used in the ES for consistency and is designed to be read in conjunction with the 2015 ES Landscape Chapter. All updated figures referred to in this chapter are contained within **Appendix LVI2**.

### 11.2 Proposals Description

11.2.1 Since the publication of the original 2015 ES, there have been some revisions to the proposed development. These are minor in extent and in principle the layout for the scheme is similar to that illustrated in the 2015 ES, as described elsewhere in the planning section of this addendum.

11.2.2 The following changes are relevant to landscape and visual matters:



- A revised school design and its relocation to the south-west of the site and associated realignment of open space and sports pitch provision;
- Relocation of the allotments further south;
- Additional balancing ponds in the south-west and north-east of the site; and
- Relocation of play areas throughout the site.

### 11.3 Scope

11.3.1 The scope set out in Section 11.3 of the ES remains unchanged.

11.3.2 Table LVI1 of the 2015 ES sets out the Scoping Responses received prior to the ES publication. Additional scoping responses relevant to landscape, received since the publication of the ES (post submission) are included in Updated Table LVI1 below.

11.3.3 Most of the responses request more detail on the landscape treatment in order to reassure statutory consultees and Wiltshire Council that the scheme can be effectively mitigated. In response to the statutory consultees a Landscape Strategy and Implementation Plan (LSIP) has been provided, the scope of which was agreed in a meeting on 12<sup>th</sup> August 2015 held with officers of Natural England and Wiltshire Council. The content of the LSIP has been agreed by Natural England and Wiltshire Council and subsequent comments on its content have been incorporated in an amended version, submitted separately.

**Table LVI1: Summary of Scoping Responses since 2015 ES (post submission)**

Consultees	Context	Comment of Consultee	Assessment Response
Wiltshire Council Arboricultural and Landscape Officer/Planning Officer, May 2015	Delivery of phased planting and landscape strategy	More information regarding: <ul style="list-style-type: none"> <li>• Delivery of advanced planting</li> <li>• Delivery of landscape and green infrastructure planting palettes and management responsibilities</li> <li>• Design principles of SUDs</li> </ul>	Provided within LSIP; and Design and Access Statement (DAS). Phasing plan also provided at Appendix LVI3 of this Addendum.

Consultees	Context	Comment of Consultee	Assessment Response
<p>Natural England, April 2015</p>	<p>Photomontage methodology, scale of planting proposals, advanced planting, delivery of landscape mitigation, retention of field pattern</p>	<p>Number of dwellings reduces capacity of site to employ mitigation measures.</p> <p>Photomontages should not show planting in private gardens as mitigation.</p> <p>More information on landscape phasing, tree species, tree heights, and whether adequate space has been allowed for tree planting to fully establish and be retained.</p> <p>Confirmation required that current field pattern is conserved and enhanced to comply with Core Strategy.</p> <p>When determining application regard should be given to the comments of the AONB Partnership.</p>	<p>LSIP and LVIA confirm that mitigation measures will effectively mitigate the scheme.</p> <p>Photomontages show tree planting within public realm only.</p> <p>LSIP addresses queries and confirms generous space provided for tree planting to effectively mitigate the scheme, with suitable dimensions.</p> <p>Confirmation provided in LSIP.</p> <p>See separate response below.</p>

Consultees	Context	Comment of Consultee	Assessment Response
<p>Cranborne Chase and West Wiltshire Downs AONB Landscape and Planning Advisor, April 2015</p>	<p>Housing numbers, landscape treatment, LVIA illustrations, connections to AONB, PROW diversion, setting of AONB, landscape phasing, photomontages, design of local centre, Cley Hill mitigation</p>	<p>Proposal exceeds strategic allocation of Policy 31.</p> <p>Reduced landscape treatment and buffer fails to comply with Policy 31. Photomontages show existence of development which fails to achieve criteria of Core Policy 31.</p> <p>Topographic Plan does not relate to key.</p> <p>Additional footpath and cycleway connections required to AONB.</p> <p>Would not support diversion of PROW that had effect of reducing access points to the countryside.</p> <p>Submitted material does not address Core Policy 51 in demonstrating there will be not be adverse effect on the setting of the AONB.</p> <p>No indication of how long landscape will take to mature or how the process could be accelerated.                      Little information and consideration of design of local centre, activities, building heights, lighting.</p> <p>Increased access to Cley Hill Scheduled Monument need to be mitigated</p>	<p>See Planning Statement</p> <p>Rationalisation for landscape treatment provided in LSIP. LSIP and LVIA confirm that mitigation measures will effectively mitigate the scheme.</p> <p>Photomontages show the development can be effectively mitigated by planting used to soften and break up development.</p> <p>Amended plan provided.</p> <p>Footpaths and cycleways are provided which connect to the existing Mid Wilts Way which crosses the A36 at the closest and safest point to AONB.</p> <p>PROW diversion changes the setting of the route and does not reduce access points to the countryside; however, the scheme remains committed to providing footpath and cycleway connections, detailed in the LSIP.</p> <p>The LVIA confirms that the visual impact on the AONB will reduce due to advanced mitigation planting, the residual effect on the AONB will not be significant.</p> <p>Details of advanced planting and phasing provided with LSIP and Appendix LVI3 of this Addendum.</p> <p>Local centre will be designed to be sensitive to the setting of the AONB, as confirmed in the LSIP. More details of local centre provided in DAS.</p> <p>Will be agreed with the Council and AONB in</p>

## **Study Area**

- 11.3.4 The spatial scope of the ES assessment was determined by the theoretical extent to which the proposed development is likely to be visible within the surrounding landscape. The updated Figure LV15 Zone of Theoretical Visibility (ZTV) of the proposed development is provided at **Appendix LV12**.

## **Timescales**

- 11.3.5 In accordance with the methodology defined in the published ES, this assessment review considers the effect of the changes during construction, on completion, 15 years after completion and at night.

## 11.4 **Methodology**

- 11.4.1 The methodology used for the landscape and visual assessment is set out in Section 11.4 of the published ES and remains unchanged.

## 11.5 **Landscape Planning Policy**

### **National Planning Policy**

- 11.5.1 There have been no changes to the National Planning Policy Framework (NPPF) (March 2012). Relevant parts of the NPPF are set out in Section 11.5 of the published ES.

### **Wiltshire Core Strategy (January 2015)**

- 11.5.2 The ES was finalised in early January 2015 and was informed by the emerging Core Strategy and Inspector's Report (December 2014) including the proposed modifications to the Plan. Wiltshire Council adopted the Core Strategy on 20 January 2015. There were no material changes in the adopted Core Strategy from the version (combined with the Inspector's proposed changes) used to inform the ES.

### **West Wiltshire District Plan, First Alteration (June 2004)**

- 11.5.3 There have been no changes since the ES was prepared.

### **Leisure and Recreation Development Plan Document (February 2009)**

- 11.5.4 There have been no changes since the ES was prepared.

## 11.6 **Baseline Conditions**

### **Topography**

11.6.1 The description of topography, provided in the Section 11.6 of the published ES, remains unchanged and is shown on updated Figure LVI1 Topography.

### **Landscape Character**

11.6.2 The baseline descriptions of landscape character, local landscape context and the site are provided in Section 11.6 of the published ES and remain unchanged.

### **Existing Vegetation**

11.6.3 The description of existing vegetation is provided in Section 11.6 of the published ES and references the arboricultural survey by Jerry Ross Arboricultural Consultancy, and remains unchanged.

11.6.4 Since the 2015 ES publication, a group of ash, field maple, hawthorn, oak and yew trees on land behind 106 Victoria Road have been protected by Tree Preservation Order 2015/00015/GRP.

### **Key Views**

11.6.5 The baseline description of views, provided in Section 11.6 of the published 2015 ES, remains unchanged.

### **Existing Lighting**

11.6.6 The baseline description of existing lighting, provided in Section 11.6 of the published 2015 ES, remains unchanged.

## Mitigation

- 11.6.7 The mitigation measures stated in Section 11.6 of the ES remain the same in principle. The main difference is that some of the low density hamlets to the south-west of the site will be replaced with a through school and associated grounds, which was previously located further south.
- 11.6.8 The school building will be up to three storeys in height, the maximum building height from ground level to ridge level will be 13m high. The built form and the use of materials, colours and finishes on the school will ensure the proposal relates to its setting, avoiding reflective surfaces. Green space and unlit formal sports pitches reserved for school education are located adjacent to the AONB boundary, set within woodland swathes delivered as part of the advanced planting (see Figure LV18 at Appendix LV11).
- 11.6.9 Landscape principles, including the need to respect the landscape setting of the AONB, remain the same. The integrity of the green infrastructure network remains intact as shown on updated Figure LV8 at Appendix LV12.
- 11.6.10 Additional detail on the green infrastructure aims and landscape strategy for the scheme; together with a strategy for their delivery is included in the Landscape Strategy and Implementation Plan (LSIP).

### **Susceptibility to Change**

- 11.6.11 The baseline description of the landscape and visual receptor's susceptibility to change provided in Section 11.6 of the published 2015 ES remains unchanged.

### **Sensitivity**

- 11.6.12 The baseline description of the landscape and visual receptor's sensitivity provided in Section 11.6 of the 2015 ES remains unchanged.

## 11.7 **Predicted Landscape Effects During Construction, On Completion and Residual Effects (15 Years After Planting)**

- 11.7.1 In accordance with the methodology defined in the published 2015 ES, this assessment review considers the landscape effect of the changes during construction, on completion, 15 years after completion and at night.
- 11.7.2 The overall assessment of landscape effects during construction, on completion and Year 15 would remain unchanged from that stated within Section 11.7 of the ES.



## 11.8 **Predicted Visual Effects During Construction, On Completion and Residual Effects (15 Years After Planting)**

11.8.1 The overall assessment of visual effects during construction, on completion and Year 15 would remain unchanged from that stated within Section 11.8 of the ES.

11.8.2 Minor changes to views of the development, are not sufficient to change the significance of the effects assessed in the ES. These are described below:

- Viewpoint 6 from a PROW to the north east will no longer feature the proposed allotments which have been relocated further south, instead there will be additional balancing pond in the view; and
- Views from the west including Viewpoint 10 on a PROW adjacent to the A36 and Viewpoints 11 and 19 from Cley Hill and Little Cley within the AONB, will feature the school set within green space and woodland swathes which has replaced low density housing in the south west of the site. Effects will not change due to the mitigation measures described at Section 11.6.

11.8.3 Viewpoints 11 and 19 are conveyed on completion by updated illustrative photomontages included at **Appendix LV12**.

### **Night-time Visual Effects, 15 Years After Completion**

11.8.4 The overall assessment of night time effects at Year 15 would remain unchanged from that stated within Section 11.8 of the ES.

## 11.9 **Cumulative Effects**

11.9.1 Cumulative effects are additional effects caused by the proposals together with other proposed developments in the vicinity of the same or similar type. The location of the location of the cumulative sites is set out in Chapter 17 of the ES.

11.9.2 The published 2015 ES considered:

- A planning application on the eastern edge of Warminster for 35 custom-build residential dwellings with associated access and landscape proposals (Application No. 13/06782/OUT). Since publication of the 2015 ES, the site north-west of Boreham Mill, Bishopstrow Road, received planning consent however, there is no interaction with the site as confirmed by the ES.
- A planning application submitted to the south of the site, on land west of St. Andrews Road, Warminster (Application No. 14/06562/FUL) for 212 residential dwellings with associated access and landscape proposals. Cumulative effects of this development remain as stated in Section 11.9 of the ES.

## 11.10 Summary

11.10.1 This Addendum provides a review of the Landscape Chapter (Chapter 11) in the published 2015 Environmental Statement (ES). It identifies any changes since publication in terms of the regulatory framework, policies and plans, methodology and guidance, baseline data and scheme design. In addition, the Addendum also provides response to comments received from the Cranborne Chase and West Wiltshire Downs AONB Board, Natural England and Wiltshire Council, outlined at Section 11.3, received in May and April 2015.

11.10.2 The assessment review accords with the methodology within Section 11.4 of the 2015 ES.

11.10.3 There are no policy changes which affect landscape and visual matters.

11.10.4 The baseline descriptions of views and landscape provided in Section 11.6 of the 2015 ES remain unchanged.

11.10.5 Since the publication of the 2015 ES, there have been some revisions to the proposed development. These are minor in extent and in principle the layout for the scheme is very similar to that illustrated in the ES.

11.10.6 The changes to the design relevant to landscape, described at Section 11.7, include rearrangement of the school and associated green space to the south-west, allotments moved further south and additional balancing ponds provided in the south and north of the scheme. Landscape principles, including the need to respect the landscape setting of the AONB, remain the same. The integrity of the green infrastructure network remains intact as shown on updated Figure LVI8 Illustrative Landscape Masterplan at Appendix LVI1 and described in the Landscape Strategy and Implementation Plan.

### **Landscape and Visual Effects**

11.10.7 Landscape and visual effects during construction, on completion, 15 years after completion and at night time remain as stated in the 2015 ES.

### **Cumulative Effects**

11.10.8 Interaction between effects remain as stated in the 2015 ES.

### **Conclusion**

11.10.9 No changes have been identified to the overall assessment, the proposed mitigation or the conclusions drawn in the published 2015 ES.

11.10.10 The Proposed Development continues to be:

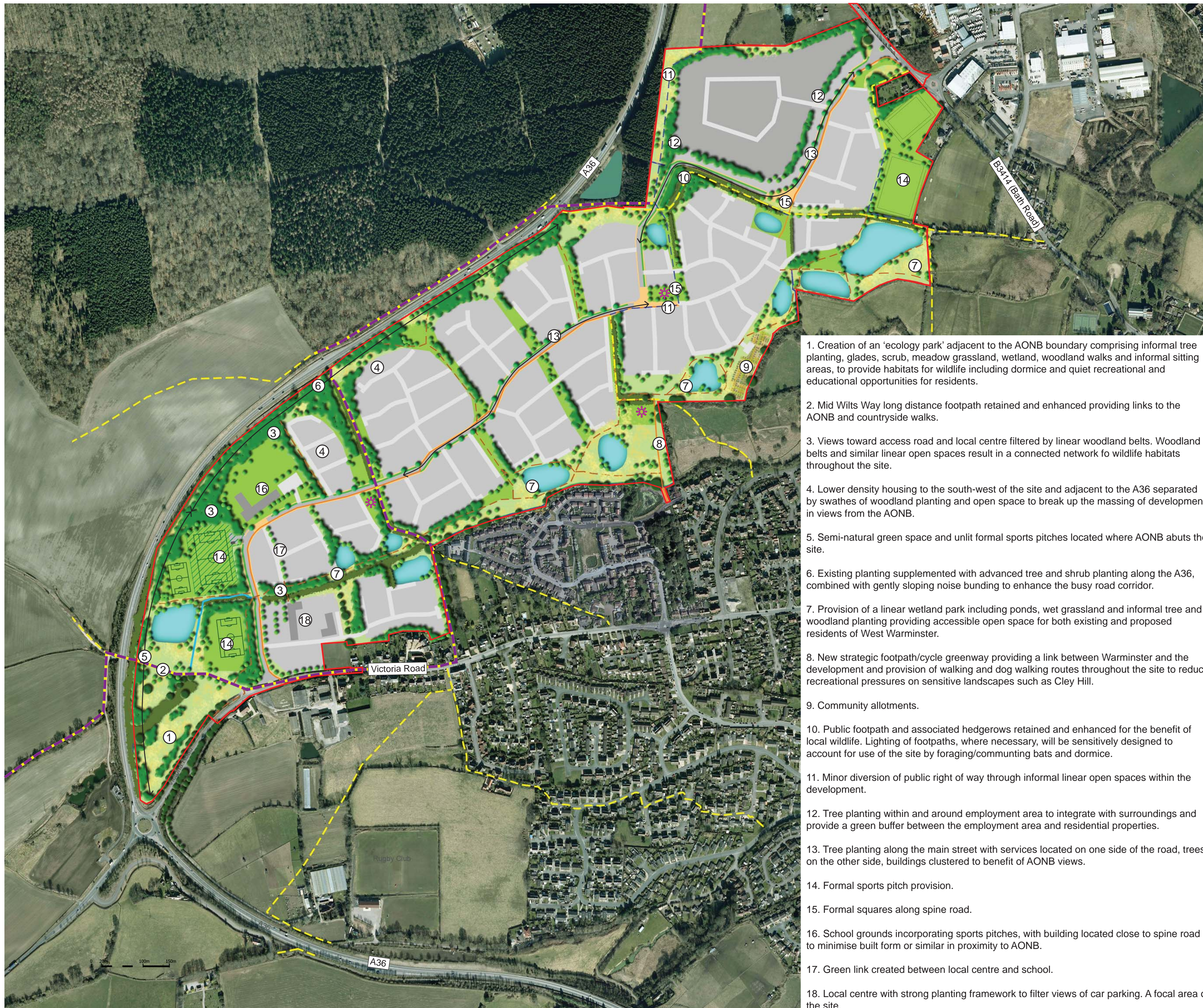
- in keeping with the scale, form and appearance of the existing settlement of Warminster; and
- integrated into its setting as new planting matures, enhancing the edge of Warminster and making a positive contribution to the local vegetation and landscape character in accordance with policy requirements and published landscape strategies.

11.10.11 The review confirms that the published 2015 ES continues to be a valid assessment of the landscape and visual effects of the scheme.




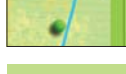
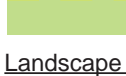












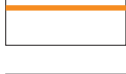




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**LEGEND**

-  Site boundary
- Existing Landscape Features**
-  Existing tree planting
-  Existing hedgerows
-  Stream
-  Existing Public Right of Way
- Landscape Proposals**
-  Employment areas
-  Housing areas
-  Woodland planting
-  Tree planting
-  Tree avenue planting
-  Seasonally wet attenuation ponds incorporating wetland planting
-  Community allotments
-  Formal sports pitches
-  Play areas
-  Amenity grass
-  Wildflower meadows
-  Proposed Public Right of Way diversion
-  Proposed footpath
-  Proposed footway/cycleway
-  Mid Wilts Way

1. Creation of an 'ecology park' adjacent to the AONB boundary comprising informal tree planting, glades, scrub, meadow grassland, wetland, woodland walks and informal sitting areas, to provide habitats for wildlife including dormice and quiet recreational and educational opportunities for residents.
2. Mid Wilts Way long distance footpath retained and enhanced providing links to the AONB and countryside walks.
3. Views toward access road and local centre filtered by linear woodland belts. Woodland belts and similar linear open spaces result in a connected network for wildlife habitats throughout the site.
4. Lower density housing to the south-west of the site and adjacent to the A36 separated by swathes of woodland planting and open space to break up the massing of development in views from the AONB.
5. Semi-natural green space and unlit formal sports pitches located where AONB abuts the site.
6. Existing planting supplemented with advanced tree and shrub planting along the A36, combined with gently sloping noise bunding to enhance the busy road corridor.
7. Provision of a linear wetland park including ponds, wet grassland and informal tree and woodland planting providing accessible open space for both existing and proposed residents of West Warminster.
8. New strategic footpath/cycle greenway providing a link between Warminster and the development and provision of walking and dog walking routes throughout the site to reduce recreational pressures on sensitive landscapes such as Cley Hill.
9. Community allotments.
10. Public footpath and associated hedgerows retained and enhanced for the benefit of local wildlife. Lighting of footpaths, where necessary, will be sensitively designed to account for use of the site by foraging/commuting bats and dormice.
11. Minor diversion of public right of way through informal linear open spaces within the development.
12. Tree planting within and around employment area to integrate with surroundings and provide a green buffer between the employment area and residential properties.
13. Tree planting along the main street with services located on one side of the road, trees on the other side, buildings clustered to benefit of AONB views.
14. Formal sports pitch provision.
15. Formal squares along spine road.
16. School grounds incorporating sports pitches, with building located close to spine road to minimise built form or similar in proximity to AONB.
17. Green link created between local centre and school.
18. Local centre with strong planting framework to filter views of car parking. A focal area of the site.

**Figure LVI8**

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LAND WEST OF WARMINSTER  
**ILLUSTRATIVE LANDSCAPE  
 MASTERPLAN**

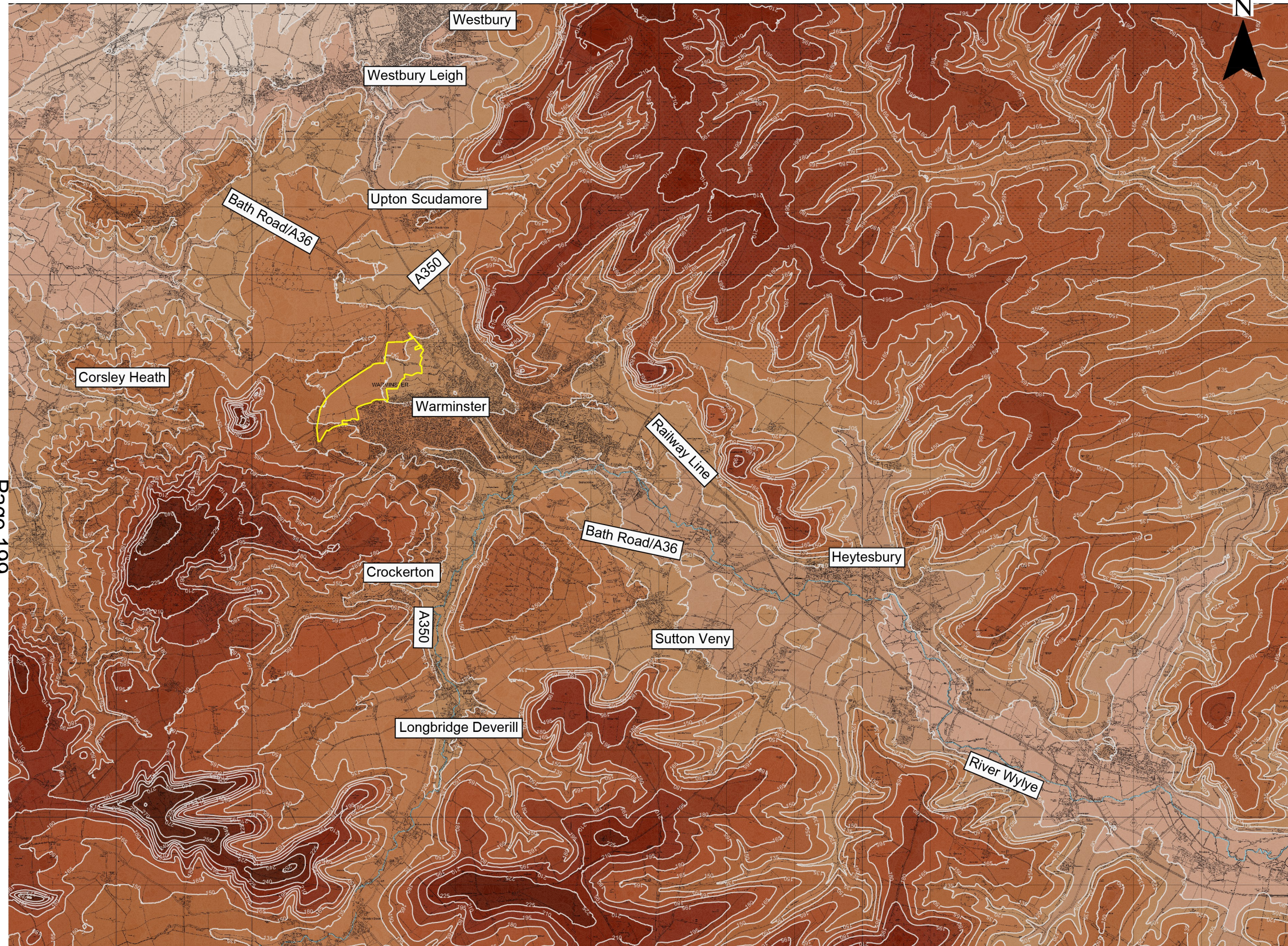
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**LEGEND**

Site boundary

**Height in metres AOD**

- 60m and below
- 60 - 75m
- 75 - 90m
- 90 - 105m
- 105 - 120m
- 120 - 135m
- 135 - 150m
- 150 - 165m
- 165 - 180m
- 180 - 195m
- 195 - 210m
- 210 - 225m
- 225 - 240m
- 240m and above

Main water courses



**Figure LV11**

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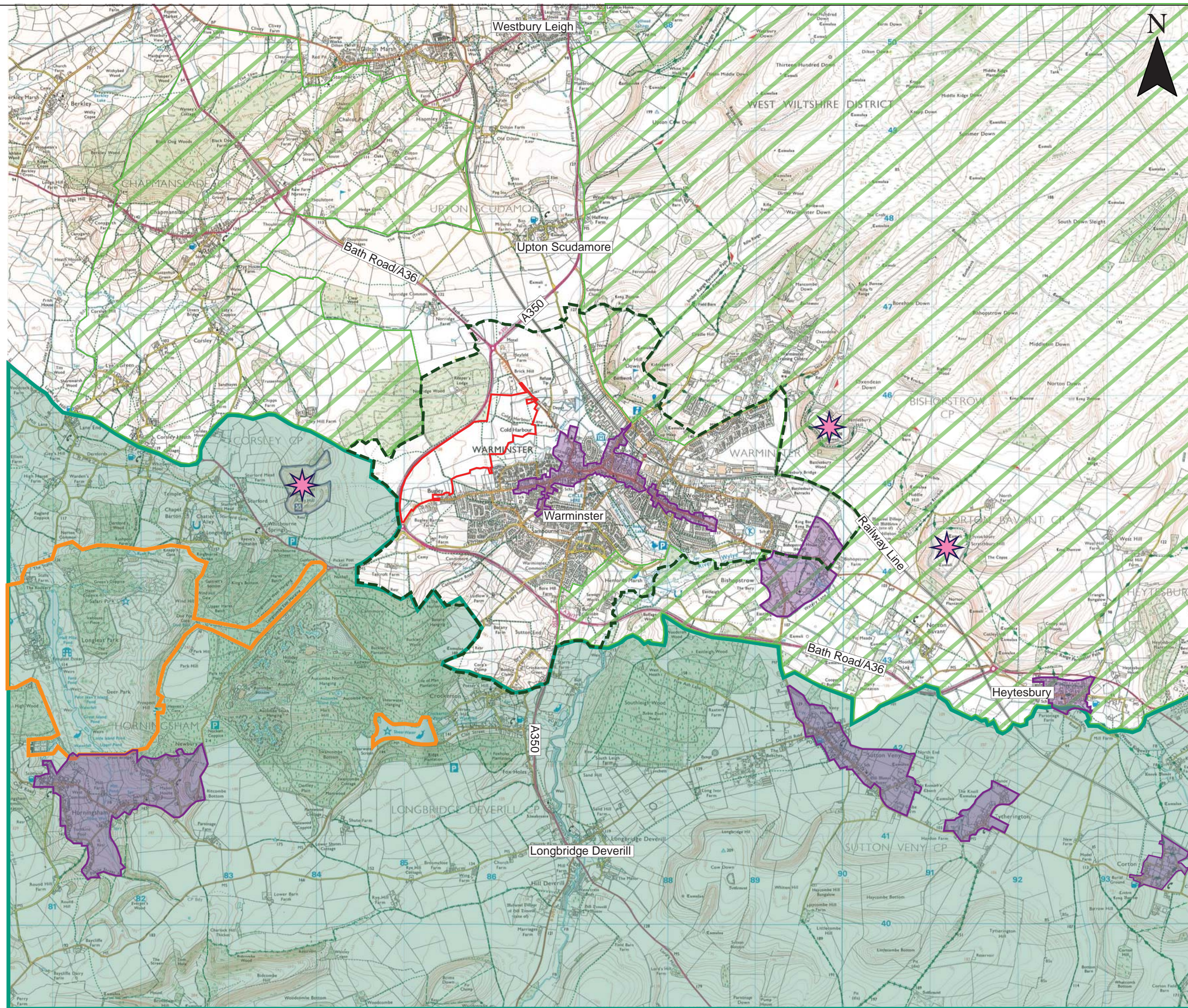
LAND WEST OF WARMINSTER  
PERSIMMON HOMES  
TOPOGRAPHY  
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- LEGEND**
-  Site boundary
  -  Conservation Area (Note 1)
  -  Historic parks and gardens (Note 1)
  -  Scheduled Monument (SM) Note 1)(Only significant SM's shown)
  -  Existing public right of way (Note 2)
  -  Special Landscape Area (Note 1)
  -  Area of Outstanding Natural Beauty (Note 1)
  -  Landscape Setting (Note 1)

Notes:  
1) Taken from West Wiltshire District Plan First Alteration, Adopted June 2004  
2) Taken from OS Explorer Map 143

**Figure LVI2**

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LAND WEST OF WARMINSTER  
PERSIMMON HOMES  
LANDSCAPE PLANNING CONTEXT

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**LEGEND**

-  Site boundary
-  Historic Parks and Gardens
-  Conservation Areas
-  Scheduled Monuments
-  Listed Buildings
-  Photograph locations
-  Public rights of way
-  Mid Wilts Way National Trail
-  Streams
-  Recent residential development
-  Area of Outstanding Natural Beauty
-  Special Landscape Area

Notes:  
1) For photo locations 13 and 15-17 refer to Figure LVI5.

**Figure LVI3**

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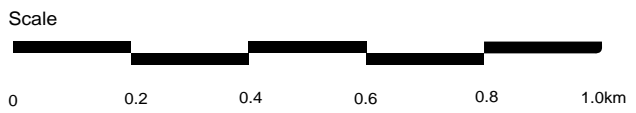
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LAND WEST OF WARMINSTER  
PERSIMMON HOMES

**LOCAL LANDSCAPE CONTEXT**

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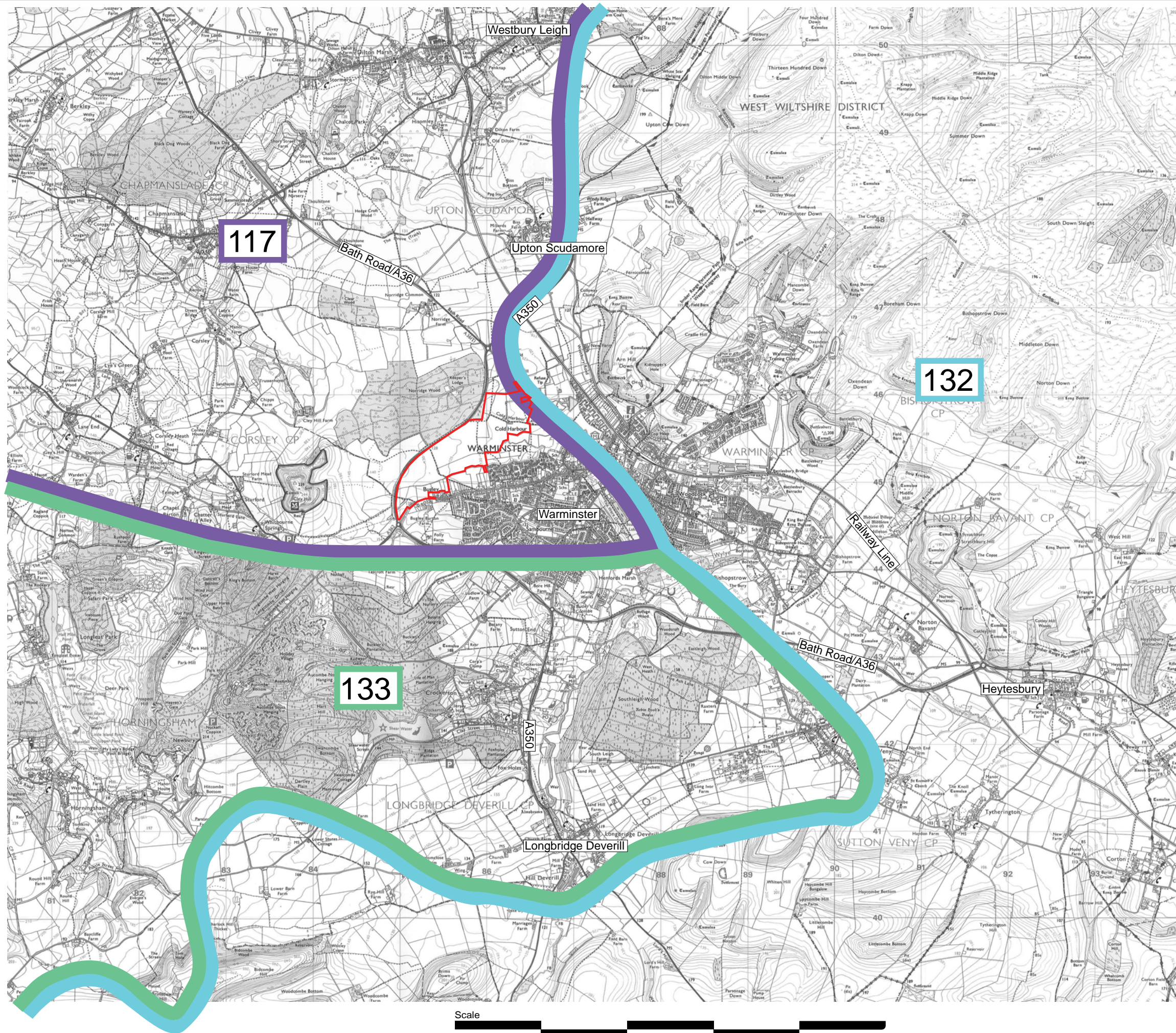
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**LEGEND**

- Site boundary
- National Character Area: (Note 1)**
- 117 Avon Vales
- 132 Salisbury Plain and West Wiltshire Downs
- 133 Blackmoor Vale and Vale of Wardour

**Notes:**  
 1) National Character Area taken from 'Countryside Character Vol:7: South East and London and Vol 8: South West.  
 2) For Regional Character Areas refer to Wiltshire Landscape Character Assessment December 2005.  
 3) For District Character Areas refer to West Wiltshire District Landscape Character Assessment, March 2007.  
 4) For character areas within the AONB refer to Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment, June 2003.

**Figure LVI4**

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LAND WEST OF WARMINSTER  
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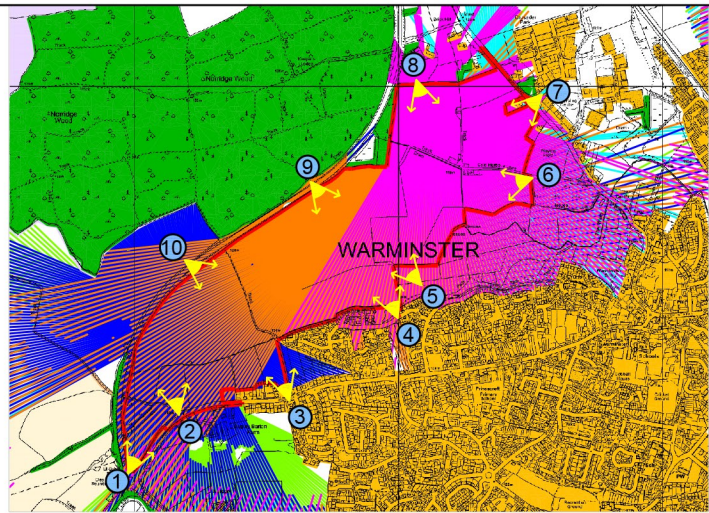
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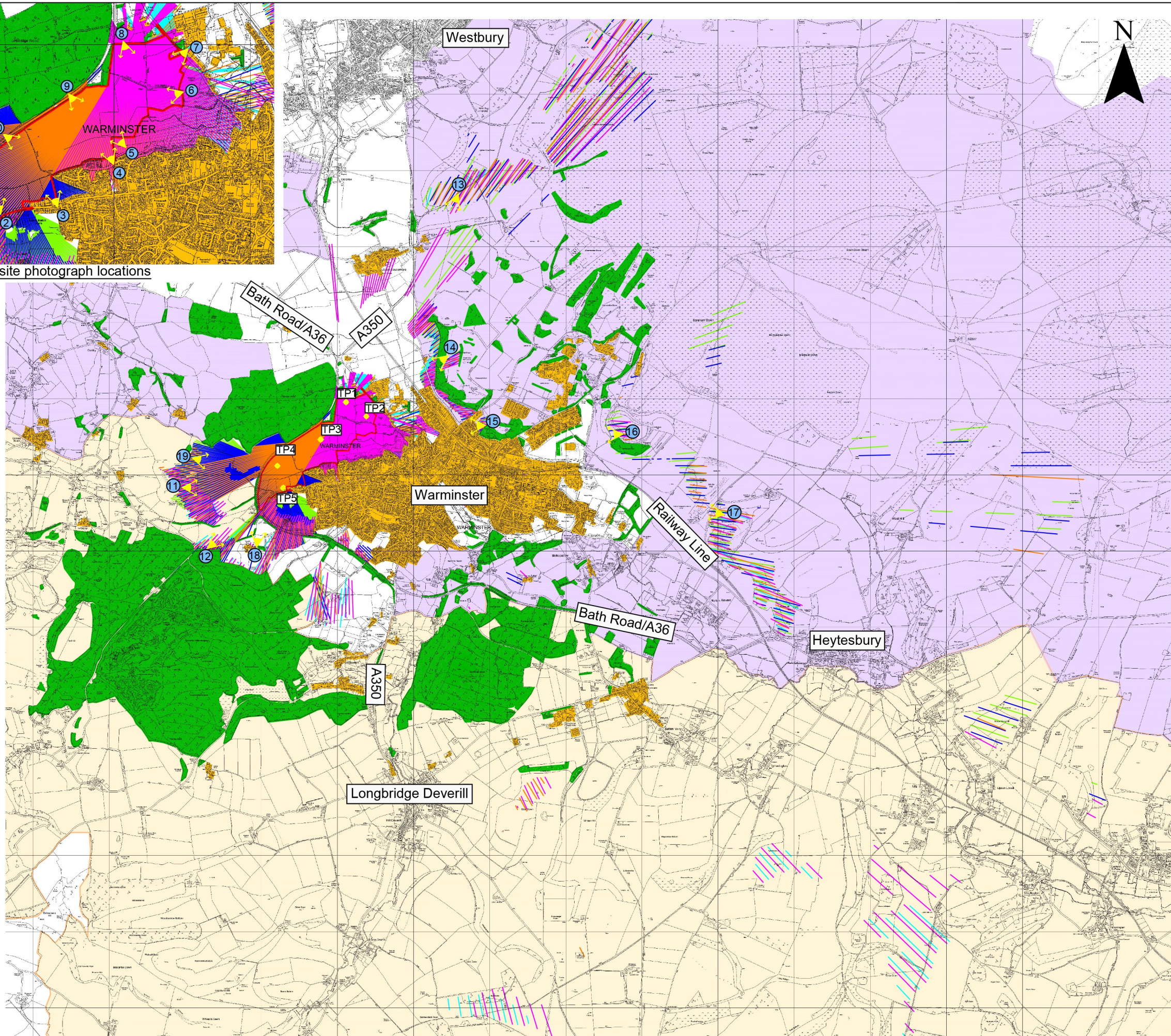


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Inset showing site photograph locations



- LEGEND**
- Site boundary
  - Target point (assumed height of proposed development: 8-13m)
  - Visibility of Target Point 1 at 11m-Employment
  - Visibility of Target Point 2 at 10m-Residential
  - Visibility of Target Point 3 at 11m-Residential
  - Visibility of Target Point 4 at 13m-School
  - Visibility of Target Point 5 at 10m-Residential
- Visual Barriers (Assumed Heights)**
- Existing settlements 9m
  - Existing woodland 15m (Note 1)
  - Photograph locations
  - Angle of photograph view
  - Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
  - Special Landscape Area



**Figure LVI5**

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--	--

**LAND WEST OF WARMINSTER**  
**PERSIMMON HOMES**  
**ZONE OF THEORETICAL VISIBILITY**  
**416.04656.00007.29.016.0**

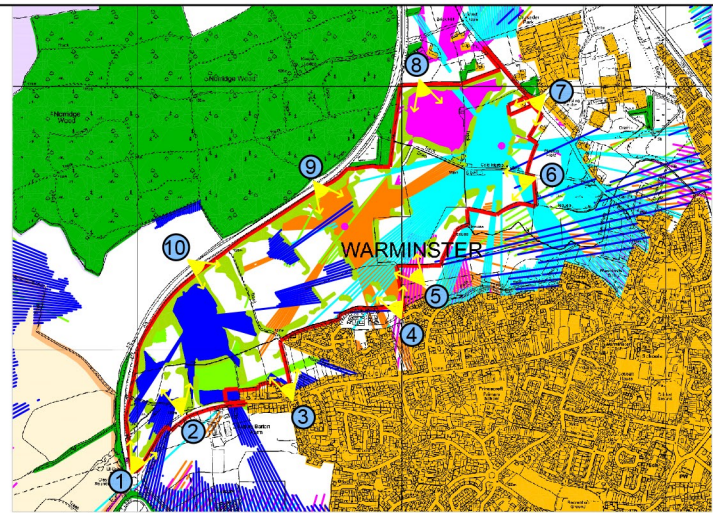
Scale AS SHOWN	Date MARCH 2016
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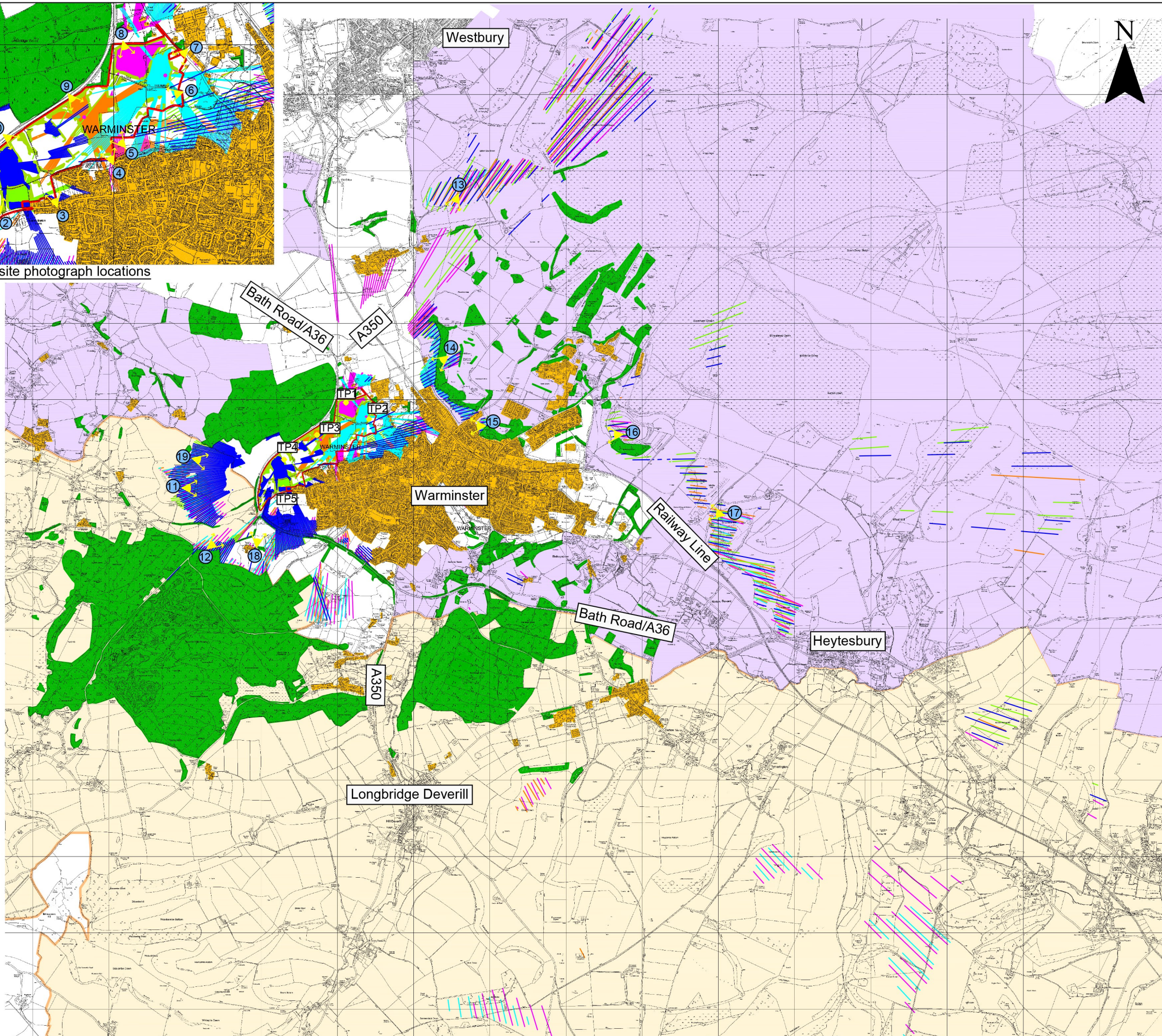


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Inset showing site photograph locations



- LEGEND**
- Site boundary
  - Target point (assumed height of proposed development: 8-13m)
  - Visibility of Target Point 1 at 11m-Employment
  - Visibility of Target Point 2 at 10m-Residential
  - Visibility of Target Point 3 at 11m-Residential
  - Visibility of Target Point 4 at 13m-School
  - Visibility of Target Point 5 at 12m-Residential
- Visual Barriers (Assumed Heights)**
- Existing settlements 9m
  - Existing woodland 15m
  - Proposed planting 9m
  - Photograph locations
  - Angle of photograph view
  - Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
  - Special Landscape Area

Figure LVI6

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**LAND WEST OF WARMINSTER**

**PERSIMMON HOMES**

**ZONE OF THEORETICAL VISIBILITY:  
15 YEARS AFTER COMPLETION**

**416.04656.00007.29.017.0**

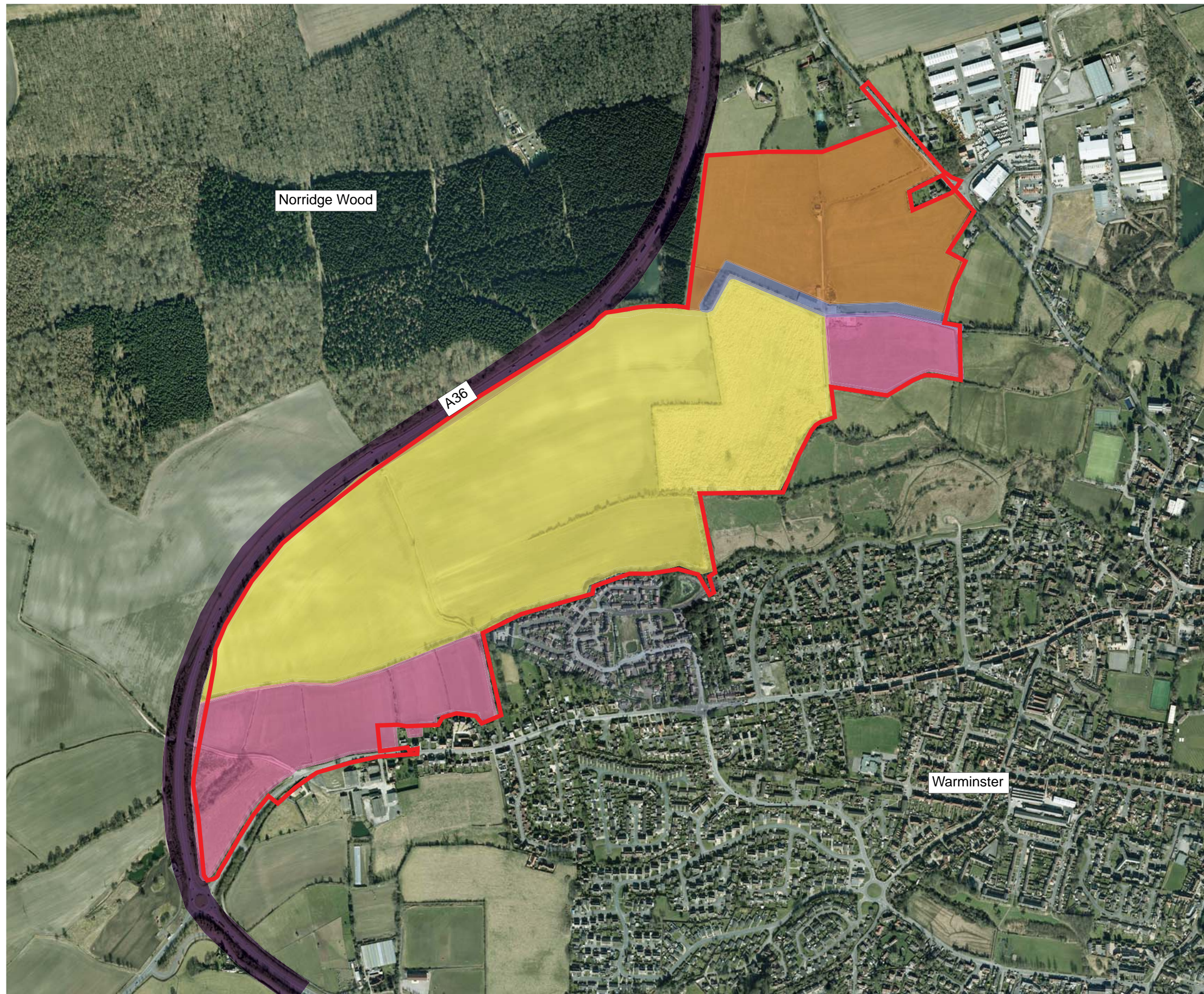
Scale AS SHOWN Date MARCH 2016





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Do not scale this drawing.  
All dimensions to be checked on site.

**LEGEND**

- Site boundary
- Local Landscape Character Areas
- Cold Harbour Lane/Nut Walk
- A36 Road Corridor
- Large Scale Arable Fields
- Medium Scale Intimate Agricultural Fields
- Medium Scale Sloping Agricultural Fields

**Figure LVI7**

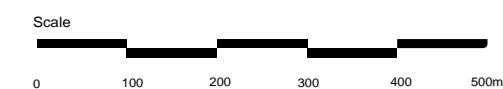
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LAND WEST OF WARMINSTER  
PERSIMMON HOMES

**LOCAL LANDSCAPE CHARACTER**

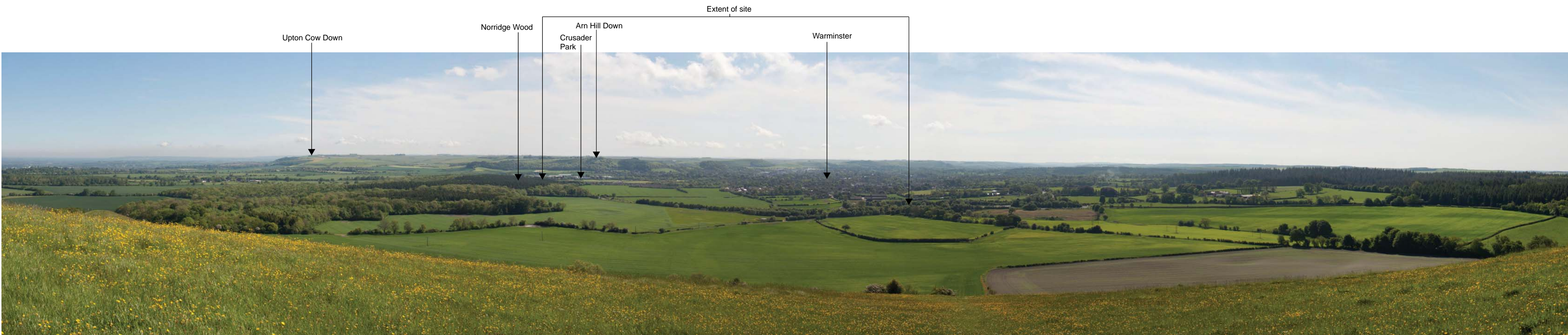
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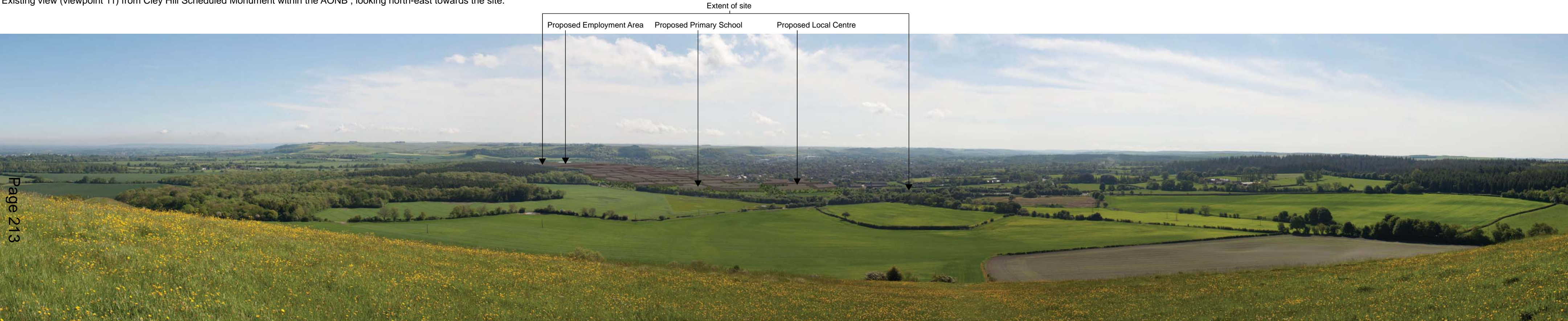


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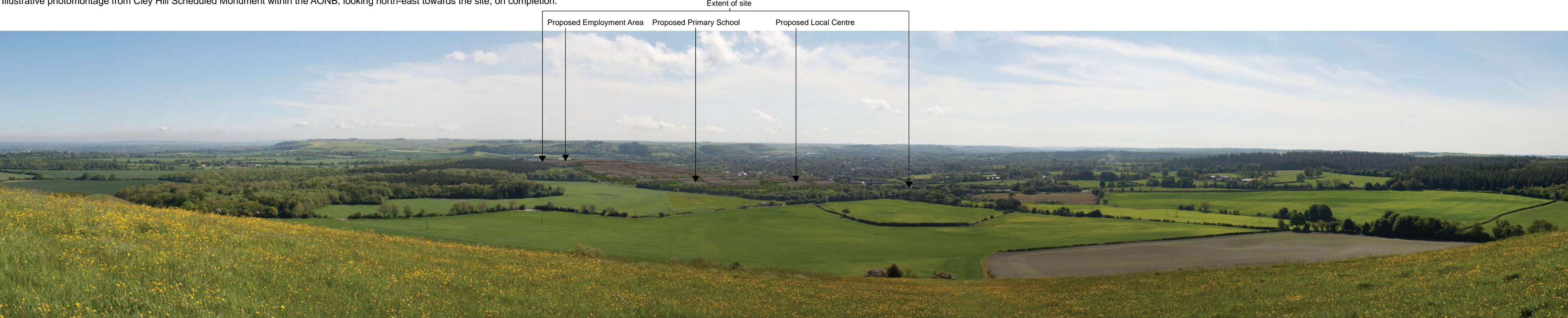




Existing view (viewpoint 11) from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site.



Illustrative photomontage from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site, on completion.



Illustrative photomontage from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site, 15 years after completion.

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No	Revision

Photographs taken 21/05/14



Title Land West of Warminster  
 Job no. 04656.00007 Sheet no. 01 Revision  
 Date 7/3/16 Drawn SLK Checked HS Approved JC

All photographs have been taken with an SLR 50mm focal length lens or digital equivalent and processed as the standard size of 6 by 4. Panoramas may have been cropped but have not been altered or resized.



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Extent of site



Existing view (viewpoint 11) from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site.

Extent of site



Illustrative photomontage from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site, on completion.

Extent of site



Illustrative photomontage from Cley Hill Scheduled Monument within the AONB, looking north-east towards the site, 15 years after completion.

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Extent of site



Existing view (viewpoint 19) from Little Cley within the AONB, looking south-east towards the site.

Extent of site



Illustrative photomontage from Little Cley within the AONB, looking south-east towards the site, on completion.

Extent of site



Illustrative photomontage from Little Cley within the AONB, looking south-east towards the site, 15 years after completion.

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