

# West Warminster Urban Extension: Allocation Masterplan

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## 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.~~

~~1.10~~ 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.

~~1.11~~ 1.11 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**

~~1.12~~ 1.12 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).

4.421.13 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.

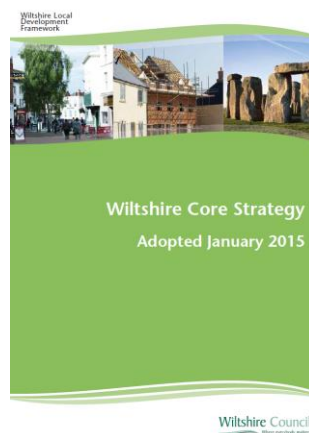
4.431.14 The masterplan does not seek to prescribe detailed design matters; this is a function of submitted and subsequent planning applications. Moreover, the anticipated housing delivery timetable (attached as **Appendix A**) for the site extends beyond the end of the Plan period and therefore the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

4.441.15 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.

4.451.16 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)

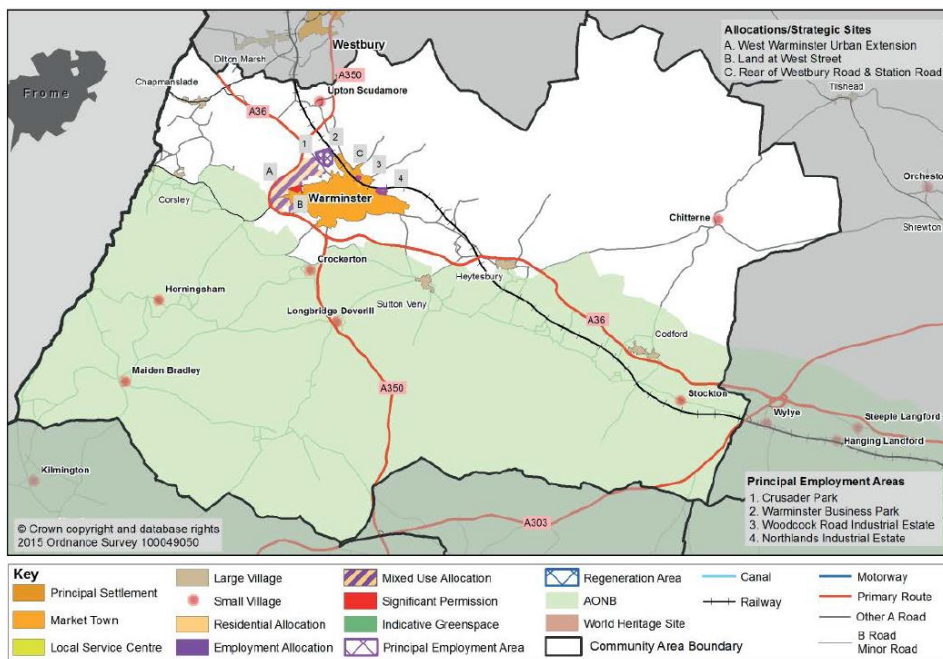
- 2.1 The Wiltshire Core Strategy (WCS) is an employment-led strategy that sets out strategic planning policy for Wiltshire over the period 2006-2026. The WCS confirms that the minimum housing target for the County is 42,000 homes and this will be accompanied by the delivery of 178ha of new employment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

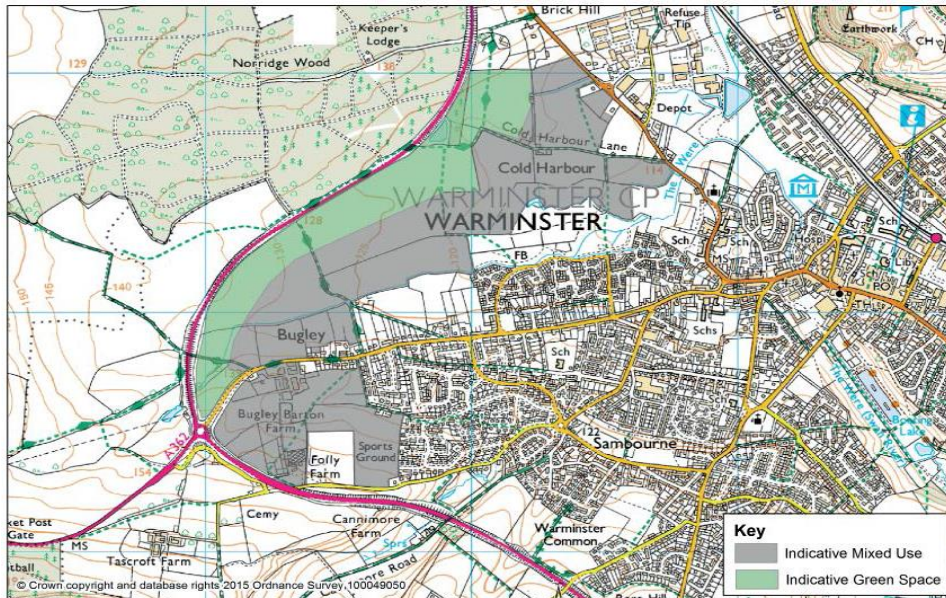
- 2.10 The WWUE will play a critical role in catering for the long term growth requirements of Warminster. In allocating the site for development, the WCS in effect concluded that it is the most sustainable location for long-term growth in Warminster and it represents an opportunity to facilitate the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





## 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:

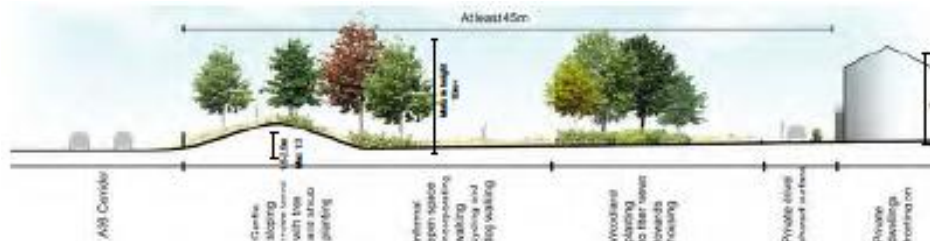
- Landscape, Open Space & Minimising Visual Impacts
- Transport
- Flood Risk / Drainage
- Heritage / Ecology / Noise / Social Infrastructure

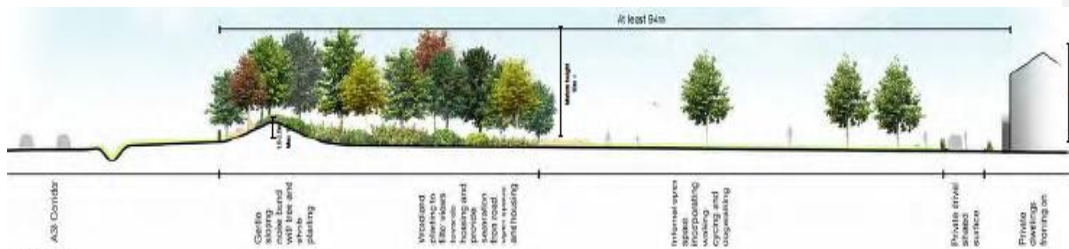
### Landscape, Open Space & Minimising Visual Impacts

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. 147 Homes)	-	-	-	-	-	-							30	30	30	30	27
<b>WWUE Allocation Total (c. 1,550 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.