



Wiltshire Local Plan

Planning for Warminster

September 2023

Wiltshire Council

1. Introduction

1. ‘Planning for Warminster’ is a guide to how the Local Plan Review, which will replace the Wiltshire Core Strategy, will affect the town of Warminster over the coming years. It sets out the evidence and processes that have informed the policies of the Local Plan that relate to Warminster, as follows:

Table 1: Wiltshire Local Plan policies for Warminster Market Town

Policy	Title
58	Warminster Market Town
59	Land at Brook Street

2. A table containing the Wiltshire Core Strategy policies and saved planning policies for Warminster that have been reviewed through the Local Plan Review is included in Appendix 1, together with an explanation of whether they have been deleted or revised. The review of the Wiltshire Core Strategy and saved planning policies has been undertaken to ensure the Local Plan is consistent with up-to-date national planning policy, can continue to support delivery of sustainable development and can effectively inform planning decisions in Wiltshire over the new Local Plan period.
3. The Local Plan sets what local priorities will shape development and future growth in Warminster (‘Place Shaping Priorities’). The Place Shaping Priorities include objectives revolving around improvements to the town centre, regeneration and leisure, improving sustainable transport options and design of new development.
4. The Local Plan also sets a scale of growth, as part of a wider spatial strategy for Wiltshire, by which the town will expand over the Local Plan period (2020-2038). This is expressed in terms of homes over the Local Plan period and hectares of employment land. In Warminster’s case no additional land for homes or employment is proposed to be allocated, with additional growth already in the pipeline from allocations that were made through the Wiltshire Core Strategy.
5. This document explains the context and rationale for these decisions. It summarises how the town has developed over recent years, what protections and constraints upon growth will continue and what is already set to take place. Local priorities are set within this context. This document explains what role growth will play in helping deliver these priorities, why some areas are earmarked for

development and others not, the direction for the town centre, and how the Local Plan supports the services and facilities the community requires. Altogether it tells how the Local Plan moves forward the existing planning framework for the town to meet fresh challenges and additional needs.

6. This document combines many strands of evidence gathered over the preparation of the Local Plan. It pulls together the comments and advice received from, amongst others, local residents, landowners, business, and service providers who also influenced the Local Plan content through consultation.

2. Warminster - Context and challenges

Table 2: Strategic context for Warminster Market Town

Population	18.200 ¹	5 th largest of the County's 16 main settlements.
Strategic role	Market Town	Potential for significant development to help sustain, and where necessary enhance, their services and facilities, promoting better levels of self-containment and viable sustainable communities.

7. Figure 1 below shows the settlement of Warminster, along with the key environmental constraints that apply at the settlement.

¹ Census 2021, ONS, available at: <https://www.ons.gov.uk/visualisations/customprofiles/draw/>

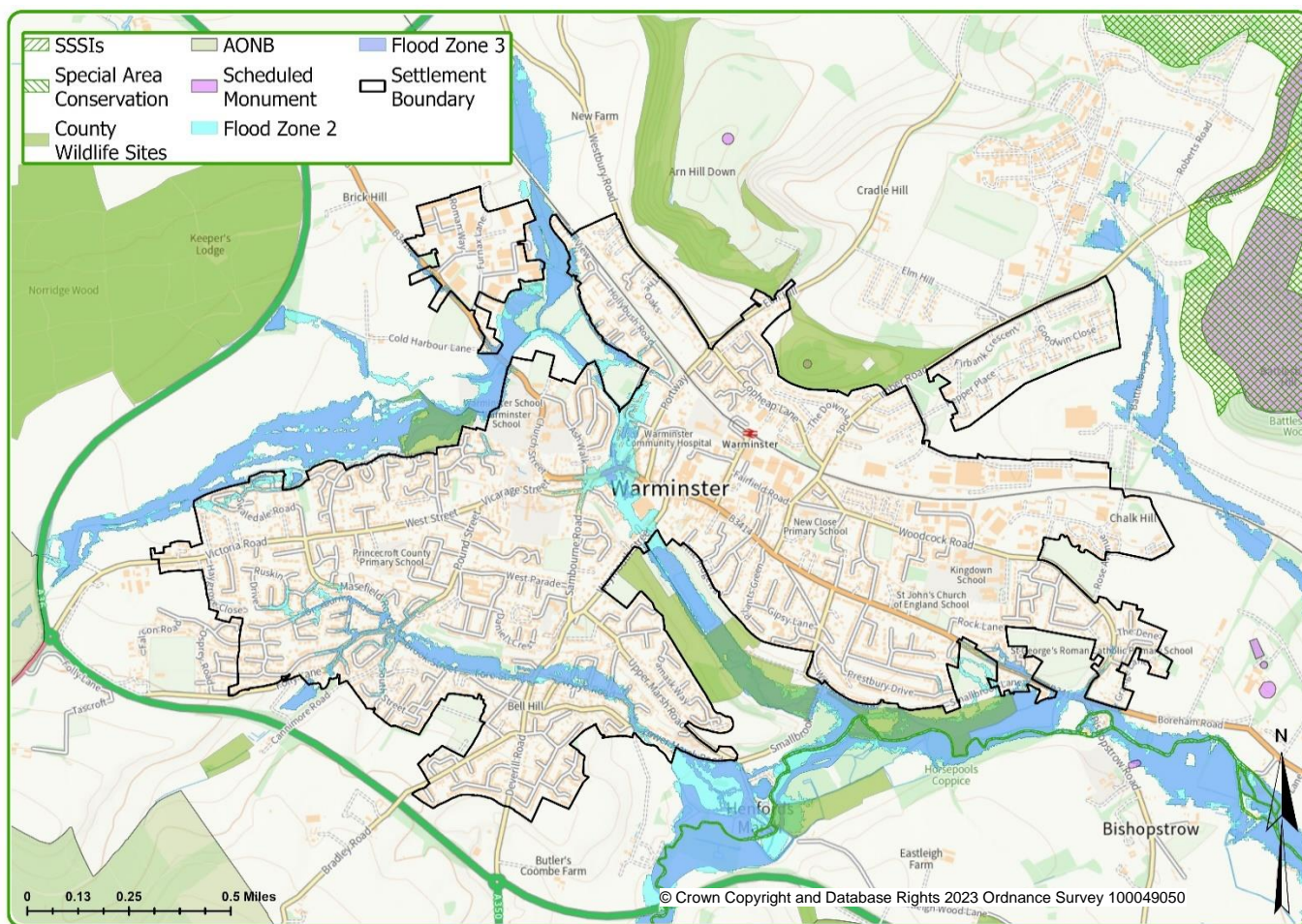


Figure 1. Environmental constraints and designations at Warminster

8. Warminster is a historic market town, situated to the north-east of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and to the west of Salisbury Plain.
9. The town is situated towards the headwaters of the River Wylde, which forms part of the River Avon system Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Nutrient management (phosphates) is an acute issue for this part of the county.
10. Parts of the settlement fall within flood risk areas (Flood Zones 2 and 3 shown above in Figure 1). The Were (Swan River) and Cannimore Brook pass through Warminster, connecting to the River Wylde south of the town.
11. There are numerous areas designated for their ecological significance around Warminster, including several County Wildlife Sites, areas of Ancient Woodland, priority habitats, and Smallbrook Meadows Local Nature Reserve and Wiltshire Wildlife Reserve. Salisbury Plain, to the east of Warminster is also of ecological

importance, designated as a Special Protection Area (SPA), SAC and SSSI. Northern parts of the town are within the Bath and Bradford on Avon Bats SAC (greater horseshoe bat) 4km buffer zone.

12. Warminster has a historic core around the main street through the town centre. There are three conservation areas (Warminster, Boreham Road, and Bishopstrow Conservation Areas). The historic main area contains many listed buildings. To the north-east edges of the settlement there are various historic landscape features, including bowl barrows at Arn Hill Down Scheduled Monument and at Cop Heap Scheduled Monument and Battlesbury Camp Scheduled Monument. These are accompanied by a varied topography and a high-quality landscape, serving to limit opportunities for further development in this area, and making heritage a key consideration in planning for Warminster.
13. Warminster is one of the older market towns in Wiltshire. It provides an attractive and important centre for the surrounding area. It has good connectivity, benefiting from rail services on the Wessex main line directly connecting to Bristol, Cardiff, Southampton, and Portsmouth. The A36 passes close to the town, via a bypass route around the west of the town, while the A350 is located to the north of the town – both routes form part of Wiltshire’s Strategic Transport Network. The A36, and the A350 to a lesser extent, comprise a physical barrier to development to the south, west and north of the settlement.
14. Detached employment land is situated to the north-west of Warminster at Warminster Garrison.

How has Warminster developed?

15. Warminster has developed outward from its historic town centre. Significant growth continues to be planned for Warminster at the West Warminster Urban Extension (WWUE), with a strategic plan to deliver mixed use growth comprising new residential and commercial uses, alongside infrastructure to support a growing community.
16. The WWUE is the subject of an endorsed masterplan prepared in collaboration between Wiltshire Council and the prospective developers, following consultation with the local community. The masterplan acknowledged that the development area identified was capable of sustainably accommodating more homes than the 900 that was planned for the site within the Wiltshire Core Strategy strategic allocation policy. It was envisaged that approximately 900 homes could be delivered within the Wiltshire Core Strategy plan period to 2026, with a remaining balance to be brought forward beyond 2026.

- 17. A series of planning permissions have been granted on the site which in total comprise around 1,500 dwellings together with a new local centre, employment uses, and other supporting infrastructure. Parts of the development have already been delivered, with other parts to be delivered over the Local Plan period.
- 18. A range of other smaller sites have also been planned for at Warminster in recent years, including two sites allocated through the Wiltshire Housing Site Allocations Plan (WHSAP).
- 19. The following diagram shows how much housing has been delivered in Warminster from 2006 to 2022, compared to annual rates in the Wiltshire Core Strategy.

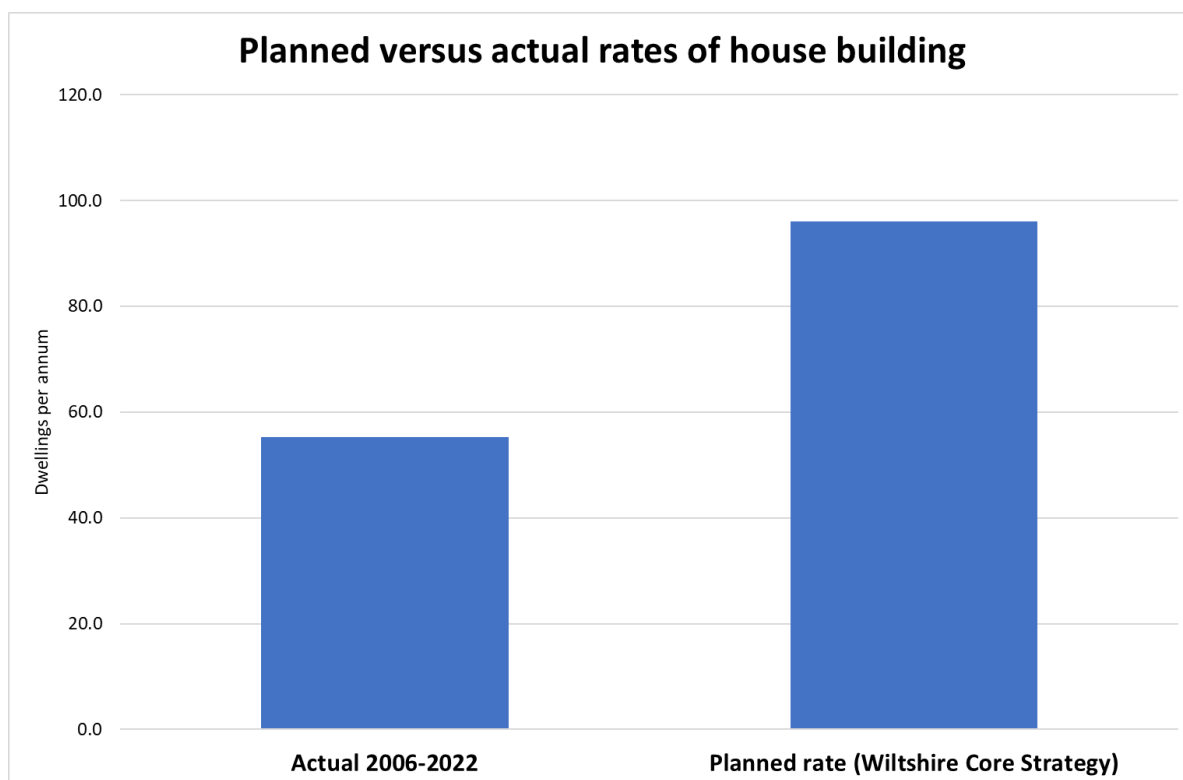


Figure 2. Wiltshire Core Strategy planned growth versus actual rates of house building at Warminster

- 20. Warminster is located within the A350 Growth Zone. The sizeable military presence at Warminster mean that the MoD is also a large employer at the town.
- 21. Principal Employment Areas (PEAs) are located at Crusader Business Park and Warminster Business Park to the north west of the town along Bath Road; Northlands Industrial Estate on Copheap Lane; and Woodcock Industrial Estate towards the east of the town along Woodcock Lane. They are shown in Figure 3

below. These sites represent important employment sites for the town and will continue to be designated as PEAs. Additional employment land is planned as part of the delivery of the WWUE.

22. Warminster town centre is broadly linear following the built form along High Street, to the Three Horses Walk shopping arcade, and along George Street and Silver Street to the east, and Market Place and East Street to the west.
23. Warminster has a neighbourhood plan that was made in 2016 and contains policies on the strategy for the town centre, including policy support for regeneration opportunities at the central car park and the site of the old police houses. The neighbourhood plan also sets out aspirations for the upgrade of links between the western car park and High Street, and improvements to access, appearance and traffic flows at East Street.
24. The town centre has a range of shopping retailers which provide excellent choice and range for grocery items. The town also benefits from a weekly Friday market. The Wiltshire Retail and Town Centres Study (WRTCS)² concludes that overall Warminster is a healthy town centre, although there are high levels of vacancies in the core retail area. Warminster's town centre benefits from the presence of all the town's main food stores being in and around the central area, which drives footfall to the town centre.
25. The map below illustrates the Wiltshire Core Strategy land use policies along with significant development sites at the town.

² Wiltshire Retail and Town Centres Study (Avison Young, 2020)

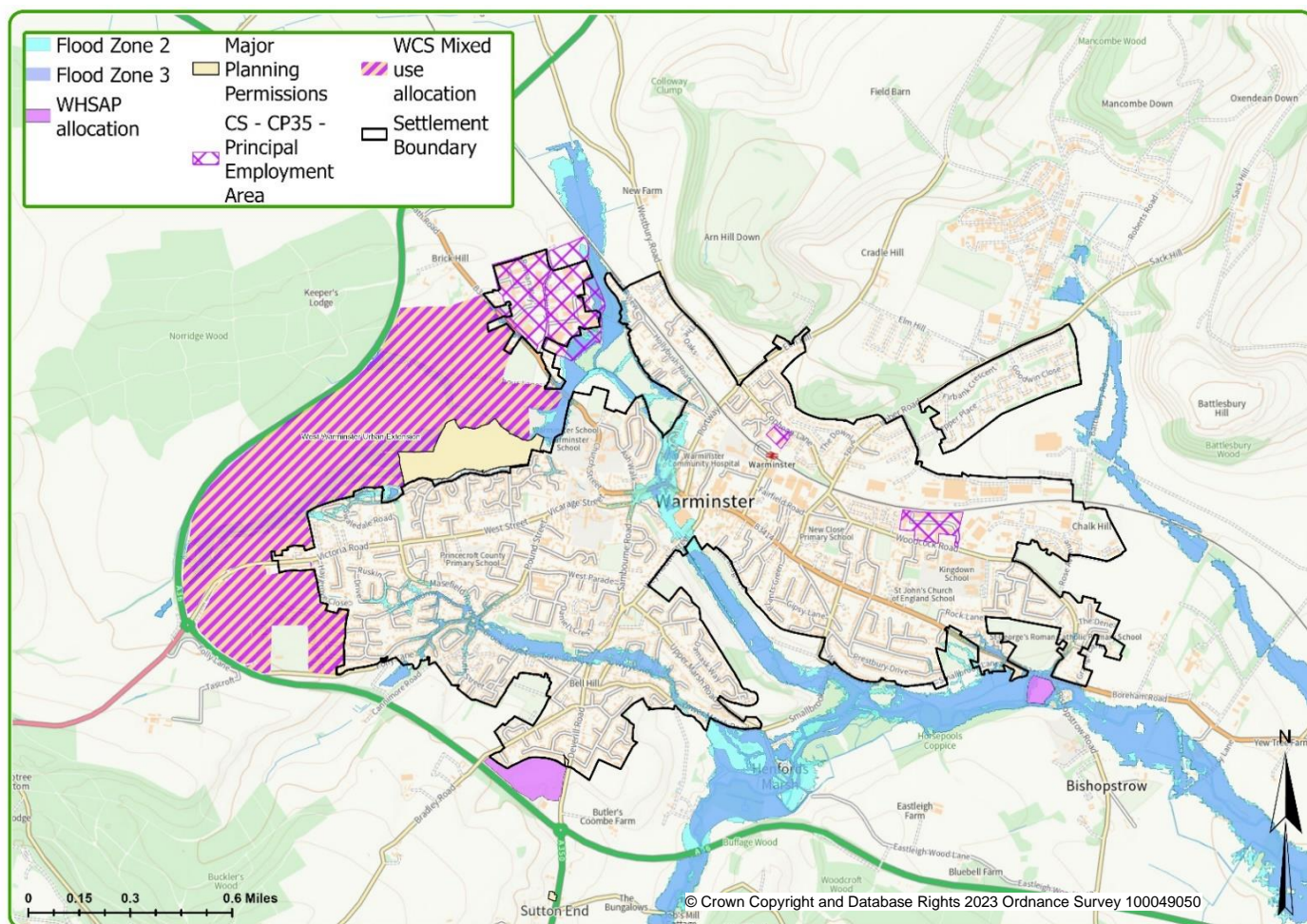


Figure 3. Existing development plan allocations and major planning permissions at Warminster.

Planning to 2038

26. Looking ahead, against the backdrop of its environmental context, the strategic direction that flows from how Warminster has developed over recent years is, in summary:

Warminster is a market town with a rich and historic town centre and built environment, set within an attractive local landscape. Warminster has been, and continues to be, subject to significant levels of residential growth through the delivery of the West Warminster Urban Extension. The town’s position at the headwaters of the River Wylye (part of the River Avon SAC) presents a challenge in terms of managing levels of nutrient levels entering the watercourse, which will require mitigation over the Local Plan period to enable the further growth.

27. A set of Place Shaping Priorities (PSPs) address matters first highlighted in the Wiltshire Core Strategy and new issues that now also need to be tackled as set out above. They result from working with Warminster Town Council and wider

consultation with the community and other stakeholders carried out in 2021. They are as follows:

Table 3: Place Shaping Priorities, Warminster

<p>PLACE SHAPING PRIORITIES</p> <p>PSP1 Design: Deliver well designed homes to meet local needs alongside associated transport infrastructure.</p> <p>PSP2 Sustainable Transport: Promote sustainable transport modes through an integrated transport network.</p> <p>PSP3 Town Centre: Support the town centre as a principal location for services and facilities, including food retail shopping, by improving accessibility to the town centre from new developments; promoting better traffic integration and management; and safeguarding heritage assets in the town’s historic core.</p> <p>PSP4 Regeneration: Regeneration of Warminster central car park and explore the potential for an expansion of the GP surgery on to the site.</p> <p>PSP5 Flood Risk: Manage, and where possible, reduce flood risk.</p> <p>PSP6 Leisure: Improve leisure facilities in line with the Wiltshire Council Leisure Services Review</p> <p>PSP7 Green Infrastructure: Protect, and where possible, enhance existing green infrastructure assets and biodiversity, including informal recreational green space valued by the community.</p>
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28. PSPs sit alongside the spatial strategy for Warminster. One of their purposes is to describe what growth intends to help deliver and how change should be managed. They form the basis for an overarching planning policy within the Local Plan for Warminster that guides development and the direction of growth (Policy 58).
29. PSPs therefore provide a succinct strategic context within which to better understand the spatial strategy for the main settlements. They also set a framework to co-ordinate the high level and strategic role of the Local Plan with the function of neighbourhood plans prepared by town and parish councils that set more detailed visions for the future of each community. The two sets of plans therefore work in harmony.
30. PSPs are also used to influence how and where development will take place as an important part in the selection of sites for new development; albeit as there are no further allocations made at Warminster, PSPs are frames to influence

development opportunities that may arise through other avenues later in the Local Plan period, such as neighbourhood planning.

31. Scales of growth at the town, as set out in the Revised Spatial Strategy³, respond to the level of housing growth that has taken place at Warminster in recent years along with housing that is still coming forward because of planned commitments, alongside consideration of environmental constraints at Warminster in respect of nutrient management.
32. The new strategy identifies a requirement of 1,780 homes for the Local Plan period 2020 to 2038, which is broadly similar to what was planned over the Wiltshire Core Strategy plan period. The Wiltshire Core Strategy allocation of the West Warminster Urban Extension has been delivered in part and is expected to continue to deliver homes within the Local Plan period, and a considerable part of the Local Plan requirement will be met through the delivery of this site.
33. In addition, further housing is expected to be delivered through allocations made through the Wiltshire Housing Site Allocations Plan (WHSAP). Land at Boreham Road, to the east of the settlement, currently benefits from a planning permission and is expected to be delivered towards the beginning of the Local Plan period. Land at Bore Hill Farm, to the south of the settlement, does not current benefit from a planning permission and it is expected to be delivered towards the middle of the Local Plan period. These sites will also contribute towards meeting the housing requirement for Warminster over the Local Plan period.

³Wiltshire Local Plan Review Revised Spatial Strategy (Wiltshire Council, September 2023)

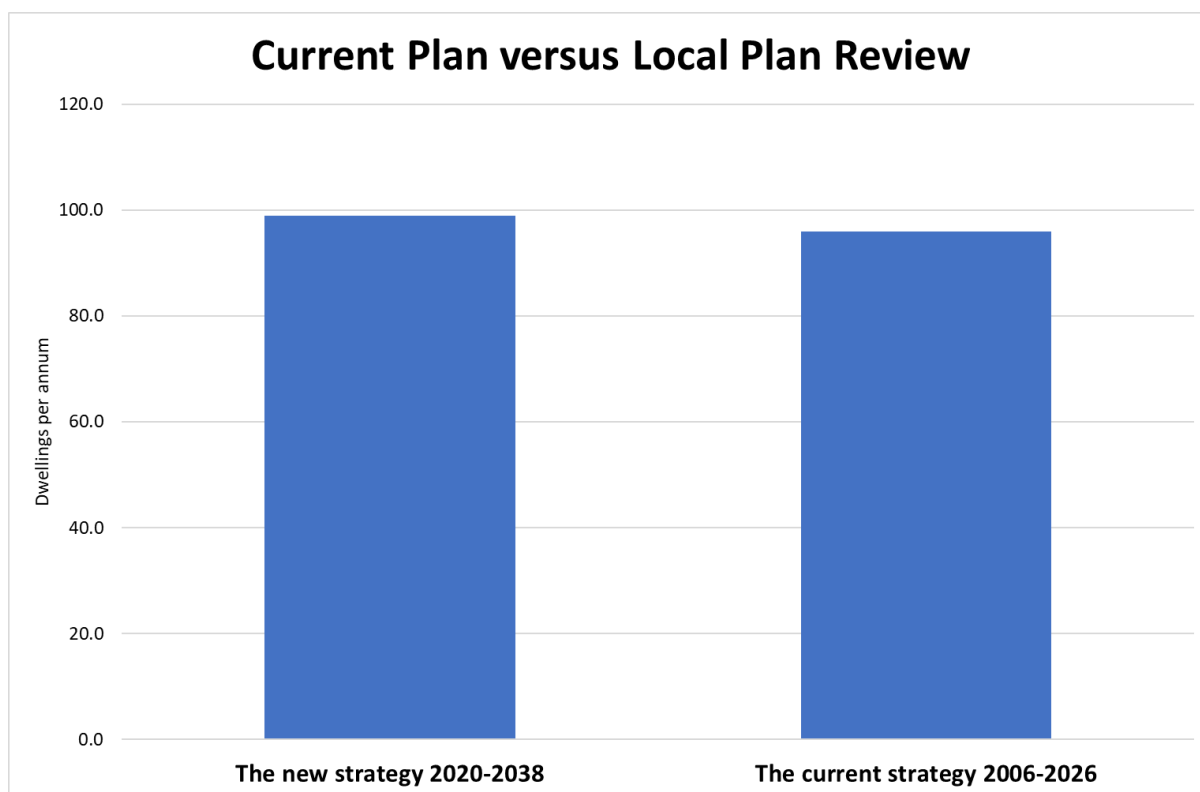


Figure 4. Wiltshire Core Strategy growth compared to Wiltshire Local Plan Review growth at Warminster

34. The Wiltshire Retail and Town Centres Study (WRTCS)⁴ regards Warminster’s town centre as having a unique position in that all main convenience goods stores are in and around the town centre, which in turn helps to drive foot fall in the town centre. It is concluded that there is capacity for 310sqm net additional comparison goods floorspace by 2025 and 207sqm net in 2030, and that this should ideally be centrally located to avoid attracting footfall away from the town centre.

35. The WRTCS echoes some of the content of the Warminster Neighbourhood Plan in that parts of the town centre would benefit from qualitative improvements, including Three Horseshoes Walk and the central car park, and there may also be opportunities over the plan period to improve linkages through the central area. The neighbourhood plan identifies the central car park as an opportunity area for regeneration, with potential uses including possible new retail units, improvements to the public realm and re-organisation of existing parking arrangements, a new bus/ coach interchange, relocation of the library and relocation of the weekly market. The WRTCS confirms that the Warminster Neighbourhood Plan’s proposal for the central car park is logical, also

⁴ Wiltshire Retail and Town Centres Study (Avison Young, 2020)

recognising assessment of retail needs does not indicate a requirement for a significant level of new net additional retail floorspace in Warminster. Such proposals would be dependent on securing the necessary enabling funding.

36. The additional growth at the West Warminster Urban Extension and other planned developments will help to support the vitality and viability of the town centre, increasing the available pool of local spending. Outside of the town centre, the West Warminster Urban Extension site will also deliver a local centre to serve basic everyday top up needs arising from the expanded community.

3. Local Plan Proposals

Protecting the environment

37. Warminster is set within an attractive landscape, just to the northeast of the Cranborne Chase and West Wiltshire Downs AONB. The town has a historic core, and parts of the perimeter of the town are constrained by heritage assets, particularly to the east. The Local Plan recognises and protects the importance of these assets.
38. Significant growth was planned for in the Wiltshire Core Strategy through the West Warminster Urban Extension, which has been partly developed and will continue to be delivered during the new Local Plan period. The development of the West Warminster Urban Extension has been shaped by a masterplan endorsed by the Council, which sets out how the development of the site will preserve the environmental qualities of this part of the town.

How many more homes?

39. From the scale of growth over the Local Plan period (1,780 homes), can be deducted homes already built and those already in the pipeline. What is left and necessary to plan for is called the residual requirement. When the number of homes built and in the pipeline is deducted it leaves a further 40 homes to be accommodated at Warminster up until 2038.

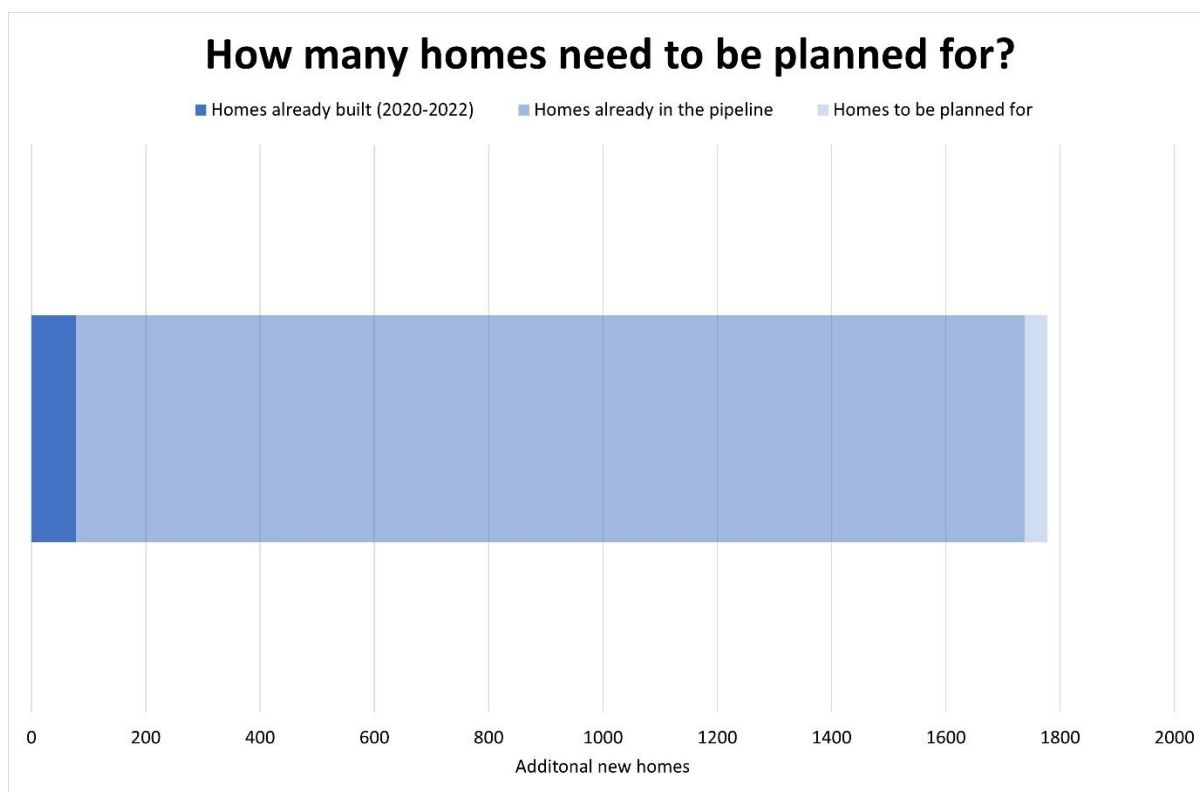


Figure 5. Calculating how many homes need to be planned for at Warminster

How much employment land?

40. The spatial strategy for Warminster reflects the findings of the Employment Land Review (ELR)⁵, which concludes there is a small indicative forecast demand of around 1.6-2.2ha of employment land at the town (comprising 0.5-1.1ha office development and 1.1ha industrial development). The remaining parts of the West Warminster Urban Extension that are yet to be delivered are expected to bring forward in the region of 5.6ha of employment land. The delivery of the employment land will help to meet employment needs in Warminster and is also expected to help meet demand arising from the rest of the Functional Economic Market Area (FEMA). Therefore no additional employment is proposed to be allocated for within the Local Plan.

⁵ Wiltshire Employment Land Review paragraph 6.3.14 and Figure 6.10 (2023), Hardisty Jones Associates

Selecting sites

41. While there is no residual strategic requirement to be met at Warminster. Available sites have been assessed. The supporting Site Selection Methodology⁶ sets out the process that was undertaken to select preferred sites. Appendix 2 outlines the detailed outcomes from this process for Warminster and is briefly summarised below.
42. The starting point for assessing sites is Wiltshire Council's Strategic Housing and Economic Land Availability Assessment⁷ (SHELAA), which is a register of land promoted for development by landowners and prospective developers. Only sites that were not spatially separated from the built-up edge were considered. Stage 1 of the site selection process carried out an initial review to remove sites from further consideration that were known to be unavailable or unsuitable, for example by being already built out or being entirely within an overriding constrained area, such as a flood zone. The assessment of sites at Stage 1 is listed in Table 7 within Appendix 2 setting out the reasons why sites were removed at this this stage. Thirty-nine sites were removed from further consideration through Stage 1.
43. Stage 2 involved a high-level assessment of the suitability of each remaining site, based on a range of criteria, including potential for landscape impacts, heritage impacts and accessibility. Sites were excluded from further consideration at Stage 2 where it was judged likely that there would be significant likelihood of harm resulting from development of a site. Two sites were excluded from further consideration through Stage 2, the details of which are set out in Table 7 within Appendix 2.
44. There were ten sites which were considered to be suitable for further consideration and assessed as 'reasonable alternatives' for development to be assessed through Stage 3 of the site assessment – the sustainability appraisal. (See Figure 6).

⁶ Wiltshire Local Plan Site Selection Methodology, September 2023

⁷ Information about the Strategic Housing and Employment Land Availability Assessment can be found on the Council website, available at: <https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

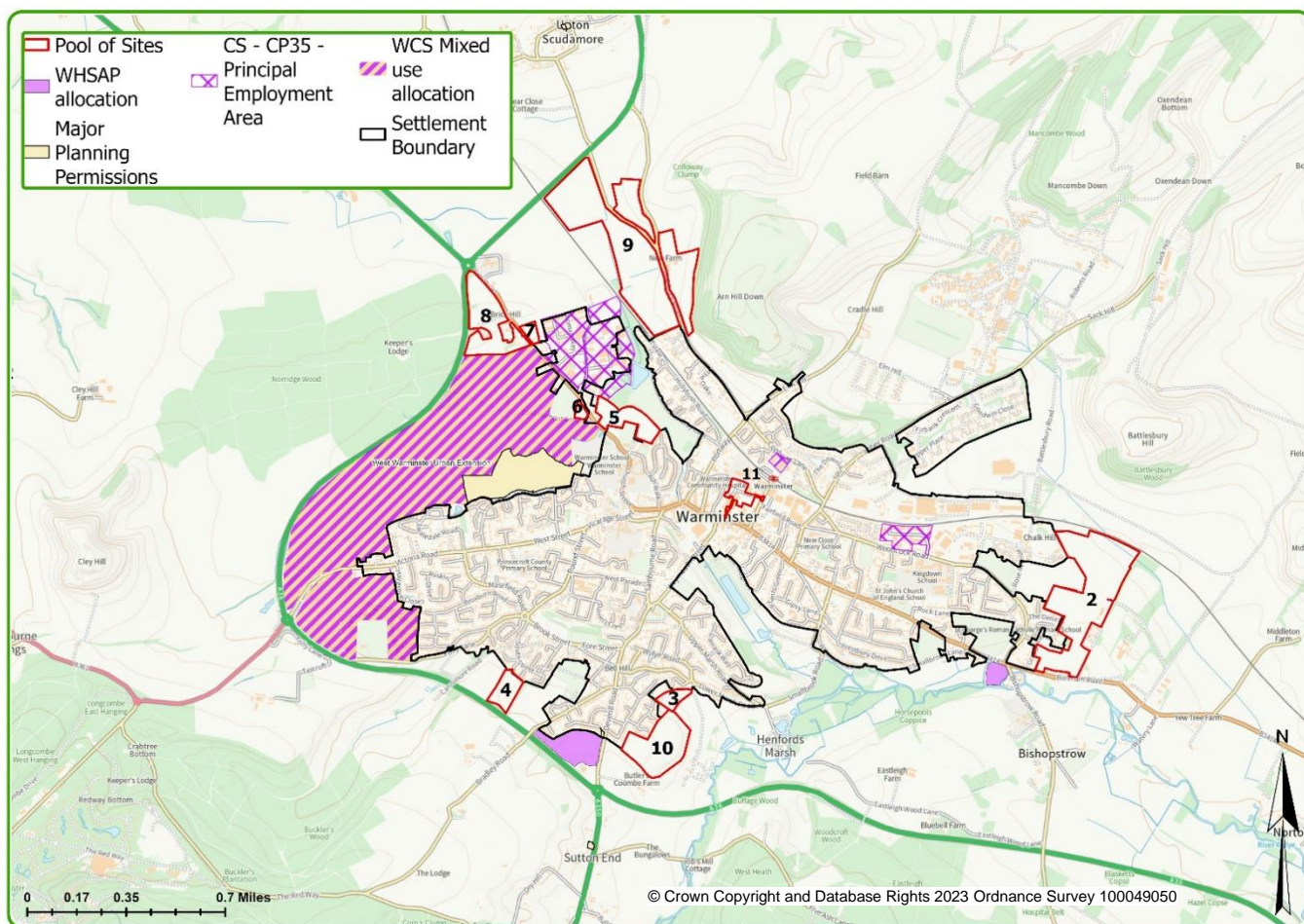


Figure 6. The pool of sites for Sustainability Appraisal at Warminster

45. The sustainability appraisal process assessed what likely significant effects development of a site would incur, both positive and negative. Those sites that performed better in sustainability terms were those that were considered likely to have fewer significant adverse environmental effects and greater social and economic benefits.
46. The sustainability appraisal process ranked sites by their social, environmental, and economic effects. The outcome from the sustainability appraisal process is shown in Table 10 within Appendix 2, and the full Sustainability Appraisal Report assessments are contained with a separate report⁸.
47. The sustainability appraisal showed all the sites had a range of negative environmental effects. A strategic issue which impacts all sites at Warminster is that of phosphates pollution entering the River Wylye, which forms part of the internationally designated River Avon System SAC. Being located close to the

⁸ Wiltshire Local Plan Review Sustainability Appraisal Report (Wiltshire Council, September 2023)

headwaters of the River Wylye, there are limited sites which can provide for mitigation of phosphates entering the watercourse, which represents a barrier to further housing development at this time. It may be possible for development proposals to demonstrate bespoke solutions to the issue of phosphates pollution entering the watercourse, but there is insufficient certainty that this will be the case for the allocation of further sites through the Local Plan. The Local Plan proposes the allocation of a parcel of land - Land at Brook Street - for the delivery of wetland to enable phosphate mitigation, to assist in offsetting the nutrient impacts of planned development at Warminster (Policy 59). This land is to be safeguarded from alternative uses, in order to enable implementation of a mitigation strategy for the town.

48. While not necessarily a showstopper issue, all sites assessed at Warminster also fall within the Salisbury Plain Special Protection Area (SPA) zone of influence. Any proposals within this area would be required to contribute towards the Salisbury Plain SPA mitigation strategy.
49. Further issues of strategic relevance relate to the provision of secondary school places and GP surgeries. Kingdown School is to be expanded to provide for additional school places to meet a growing population but is constrained in terms of the number of additional homes it could support, which is capped at 200. Regarding GP surgery provision, Warminster has one GP surgery which is understood to have capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, and development must avoid placing additional pressure on services and support expansion with financial contributions.
50. A site-by-site summary of the outcomes from the sustainability appraisal for each site can be found in Table 11 within Appendix 2.
51. With all sites excluded from further consideration at Stage 3, it was not necessary to take any sites for further consideration at Stage 4 of the site selection process.
52. The strategy for delivery of homes at Warminster over the Local Plan period places reliance on the delivery of development that is already planned for to meet most of the identified housing and employment needs. The delivery of the West Warminster Urban Extension strategic site will help to meet PSP1 through delivering well designed homes to meet local needs and transport infrastructure; PSP2 through the delivery of extended public transport routes; and PSP6 through the provision of additional sports and leisure facilities within the urban extension site.

53. Although no specific proposals have been presented for the potential redevelopment of the central car park site, should such proposals come forward, this could support PSP4. Any such proposals are likely to be dependent on securing the necessary enabling funding.
54. The methodology and detailed assessments made in the site selection process are all explained in Appendix 2. The sustainability appraisal process and its results are contained in a separate report⁹.

What development is proposed?

55. Land at the West Warminster Urban Extension together with sites at Boreham Road and Bore Hill Farm allocated through the Wiltshire Housing Site Allocations Plan can meet most of the scale of growth for both new homes and employment that should be planned for Warminster over the Local Plan period.
56. In due course, a review of the Warminster Neighbourhood Plan is intended, and this may be further reviewed again within the Local Plan period. The neighbourhood plan has the potential to further shape the settlement through allocations to meet local needs. Smaller sites in the neighbourhood plan will supplement proposals of the Local Plan Review. The neighbourhood plan may also be an avenue for regeneration of the town centre, which may include further work on developing proposals for the central car park which has already been earmarked as an opportunity area within the town centre.
57. Crusader Park is situated close to the A36 and A350 intersection and comprises a range of employments uses. The site adjoins the Warminster Business Park and is close to land expected to be delivered as further employment land as part of the West Warminster Urban Extension. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.
58. Warminster Business Park adjoins the Crusader Business Park and comprises a range of employments uses including modern light industrial and warehouse units. The site continues to be well occupied, but there is no scope for

⁹ Wiltshire Local Plan Review Sustainability Appraisal Report (Wiltshire Council, September 2023)

intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

59. Woodcock Road Industrial Estate is located east of the town centre, adjoining the railway line on its northern edge. The site comprises a mix of light industrial and warehouse units, with some leisure uses and associated offices. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.
60. Northlands Industrial Estate is a small employment site centrally located close to Warminster railway station. The site comprises light industrial, warehousing and distribution uses with associated offices. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

Phosphate Mitigation at Land at Brook Street

61. Warminster's sewage treatment works discharges into the catchment of the River Avon. The town is located at the headwaters of the River Avon where opportunities for upstream mitigation are limited and additional development cannot be allowed to worsen phosphorus levels and have adverse effect upon the River Avon Special Area for Conservation (SAC) - a designation protecting its ecological importance. Safeguarding of land at Warminster for mitigation options, such as wetland areas, is necessary. These measures, or effective alternatives, are essential to support further residential development at the town. One area identified is at Brook Street, Warminster and it is necessary to safeguard this land parcel from alternative uses that may prevent implementation of a mitigation strategy for the town. Therefore, the Local Plan includes a policy to safeguard this land for such a purpose.

Supporting the Town Centre

62. The Local Plan contains a framework that describes how all the different uses found in the central area function together. It provides context and certainty to business and services. It indicates how the area will operate over the Local Plan period.
63. Policy 68 (Managing Town Centres) and Appendix 5 of the Local Plan defines a hierarchy of town centres and the extent of town centres and primary shopping areas. The role of each centre correlates to the role of the wider settlement

within the settlement hierarchy. The town centre hierarchy defines Town Centre Boundaries and Primary Shopping Areas within Principal Settlements, Market Towns and Local Service Centres. Within this hierarchy, Principal Settlements provide strategic centres; Market Towns are large shopping and service focused centres with smaller catchments; and Local Service Centres provide a range of shops and services for the local population, thus serving a village centre function.

64. The Town Centre Boundaries and Primary Shopping Area Boundaries were identified in Wiltshire Council's Retail Review that was carried out in 2015. The 2020 Wiltshire Town Centre and Retail Study (WTCRS) reviewed these boundaries and found them to remain up to date.
65. The Local Plan aim is to strengthen the town centre, but the WTCRS does not forecast a need to allocate any sites for additional retail floorspace at Warminster, based on shopping trends and growth in catchment spending. Further regeneration initiatives could boost service, tourism, and hospitality sectors, as well as including elements of residential development. This may include the night-time economy. Improving the attractiveness of the environment, such as the public realm, can also help induce better investment confidence.
66. The Warminster Neighbourhood Plan (WNP) was made in 2016, within which the town centre features heavily, in particular relating to the central car park. The town centre elements of the neighbourhood plan built upon earlier work carried out as part of a Town Plan prepared by the Town Council.
67. The WRTCS endorsed the aspirations of the neighbourhood plan relating to the town centre, albeit recognising that assessment of retail needs does not indicate a requirement for a significant level of new net additional retail floorspace in Warminster. It is recognised that enabling funding is likely to be required to deliver the aspirations for the site, and there are no current plans in motion.
68. There may be opportunities through further review of the neighbourhood plan to add further detail as regard to the nature and delivery of this site, having regard to updated evidence of town centre retail needs.

4. How will growth be delivered?

69. Landowners, businesses, and housebuilders are the main drivers of development over the Local Plan period. Service providers will also come forward with proposals to invest in new facilities that support growth in new homes and local business. Wiltshire Council as local planning authority determines planning

applications in accordance with the Local Plan. It also determines them in accordance with policies of a neighbourhood plan that serves to guide the shape and form of non-strategic aspects of development, such as developing locally distinctive policies on design.

Role of neighbourhood planning

70. The Local Plan sets the overarching context for neighbourhood planning in Wiltshire. Strategic policies of the Local Plan are high level and limited to those necessary to address strategic priorities in Wiltshire. At a local level, communities can play an important role in shaping their areas by producing neighbourhood plans which direct where new development should take place, and how it should look. Neighbourhood plans must be in general conformity with the strategic policies set by the Local Plan but can add further locally specific requirements that reflect the wishes of the local community.
71. The Local Plan sets out a series of Place Shaping Priorities for Warminster that have been devised in consultation with Warminster Town Council. The Place Shaping Priorities set a range of outcomes for the town over the lifetime of the Local Plan to 2038. The Place Shaping Priorities also provide a context that can influence the direction of neighbourhood plans.
72. In order to assist in the production of neighbourhood plans, Wiltshire Council is also required to provide a scale of housing to plan for, for each one. Sites allocated through neighbourhood plans contribute towards meeting the overall of scale of growth set by the Local Plan, as well as meeting local needs identified through the evidence gathering process for the neighbourhood plan. An element of the Local Plan strategy is therefore to be delivered by neighbourhood plans.
73. To set an appropriate scale of growth to be planned for through neighbourhood plans at the main settlements (Principal Settlements and Market Towns), a range of factors have been considered:
 - Neighbourhood planning lends itself to identifying small to medium sized sites for housing development; and national planning policy sets a target of 10% of overall requirements to be met on sites no larger than a hectare¹⁰.

¹⁰ National Planning Policy Framework (2021), Paragraph 69, MHCLG

- The stage a neighbourhood plan has reached in its preparation, the community's appetite to plan for new homes and its focus all affect the degree to which neighbourhood planning can contribute. The neighbourhood plan can help to meet housing needs in a form that matches local needs.
- The nature and extent of the area designation and what scope there is to identify sites for housing development may be limited, for example, if boundaries are drawn tight to the built-up area and most opportunities will be windfall and difficult to identify.

74. The Warminster Neighbourhood Plan was 'made' in 2016. The neighbourhood plan did not include any housing allocations, although did allocate some land as Local Green Spaces. It is understood that the neighbourhood plan is currently in its early stages of being updated as part of its first review.
75. While there is no strategic scale of housing growth to be delivered at Warminster over the Local Plan period, there are likely to be opportunities for the neighbourhood planning process to identify small to medium scale sites to deliver a modest level of growth over the Local Plan period – albeit towards the latter end due to likely nutrients constraints in the short term. This could include brownfield sites or land within the built edges of the settlement where potential impacts on the historic environment are likely to be reduced.
76. Ten per cent of the scale of growth suggests a baseline requirement of 178 dwellings. However, as discussed earlier within this paper, Warminster is subject to constraints arising from phosphates pollution entering the River Avon SAC, for which there is no current solution that would enable further housing growth. It is anticipated that solutions may be available later in the Local Plan period, but at this stage this presents a constraint that impacts on the ability to allocate either through the Local Plan or the Warminster Neighbourhood Plan. For this reason, it is proposed to reduce the proportion to 5% of the overall scale of growth, recognising that opportunities for growth later in the Local Plan period are more likely, and could be considered through subsequent reviews of the neighbourhood plan.
77. It is therefore proposed to set a neighbourhood plan requirement for the Warminster neighbourhood area of 90 dwellings.
78. The neighbourhood area requirement should be considered in combination with other evidence of local needs as determined by the neighbourhood planning

group. The neighbourhood area requirement is for the Local Plan period up to 2038, and therefore may be delivered over one or more iterations of a neighbourhood plan within this period.

Warminster neighbourhood area requirement (2020 to 2038)	90
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Local Infrastructure

79. Growth at Warminster needs to be supported by the correct infrastructure, services and facilities. When planning for growth, it is important to consider the characteristics of the town in terms of key services and infrastructure (e.g. community facilities, green infrastructure, health, education, transport and utilities), as well as housing need and the local economy. The following summarises the measures required to be put in place to address growth proposals for Warminster as well as known infrastructure issues, what additional provision is necessary to support growth and what other opportunities there may be.

Education

80. Additional school places at both primary and secondary levels will be required to support the level of development planned at Warminster by the Local Plan and the Wiltshire Housing Site Allocations Plan. The strategic West Warminster Urban Extension site will deliver a new primary school along with contributions provided towards the expansion of Kingdown Secondary School. The site will also deliver a new shared community hall.

Sustainable transport

81. Warminster is well served by the A36 and A350 which provide connectivity through the county. The town also has a railway station with excellent connections between Bristol, Cardiff, Southampton, and Portsmouth. Regular bus services operate at the town.
82. The West Warminster Urban Extension site will deliver new link roads connecting 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 will be sought. New and improved footways and cycle tracks will be provided within and outside of the site to secure good connectivity to the town and adjoining communities.

Health care

83. Warminster has one GP surgery that is understood to have capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, and development must avoid placing additional pressure on services and support expansion with financial contributions.

84. The approach to securing infrastructure provision from new development is set out within Local Plan Policy 5 (Securing Infrastructure Provision from New Development), with requirements that are specifically applicable to Warminster set out within Policy 58 (Warminster Market Town) and Policy 59 (Land at Brook Street).

Appendix 1 Policy Review

Table 4: Wiltshire Core Strategy policy review for Warminster policies

Policy	Title	Retained, Replaced or Deleted
<i>Wiltshire Core Strategy (WCS) and Wiltshire Housing Site Allocations Plan (WHSAP)</i>		
WCS Core Policy 31 Warminster Community Area	<p>Spatial Strategy: Warminster Community Area</p> <ul style="list-style-type: none"> • Strategic allocations: <ul style="list-style-type: none"> ▪ West Warminster Urban Extension • Principal Employment Areas: <ul style="list-style-type: none"> ▪ Crusader Park; ▪ Warminster Business Park; ▪ Woodcock Road Industrial Estate; ▪ Northlands Industrial Estate. 	<p>The policy is replaced by Policy 58: Warminster Market Town.</p> <p>The policy presents the area strategy for the Warminster Community Area, setting out how the area is expected to change by 2026, and how this change will be delivered.</p> <p>The West Warminster Urban Extension allocation is partly developed and will continue to be delivered into the Local Plan period. It is therefore retained through Policy 58.</p> <p>The following employment sites continue to serve a strategically important purpose and continue to be designated as Principal Employment Areas, retained through Policy 58:</p> <ul style="list-style-type: none"> • Crusader Park; • Warminster Business Park; • Woodcock Road Industrial Estate; • Northlands Industrial Estate.
WHSAP Site H2.7	Bore Hill Farm (residential)	The allocation is retained through the Wiltshire Housing

		Site Allocations Plan. The Bore Hill Farm allocation is expected to be delivered within the Local Plan period.
WHSAP Site H2.8	Boreham Road (residential)	The allocation is retained through the Wiltshire Housing Site Allocations Plan. The Boreham Road allocation is expected to be delivered within the Local Plan period.
<i>West Wiltshire District Plan, saved policies</i>		
WWDP Policy H3	<p>Urban Brownfield Allocations</p> <ul style="list-style-type: none"> • Land at West Street, Warminster • Rear of Westbury Road, Warminster • Station Road, Warminster 	<p>The policy is now outdated and is therefore deleted.</p> <p>Land at West Street: partly built out.</p> <p>Rear of Westbury Road: partly built out.</p> <p>Station Road: no development intent known.</p>

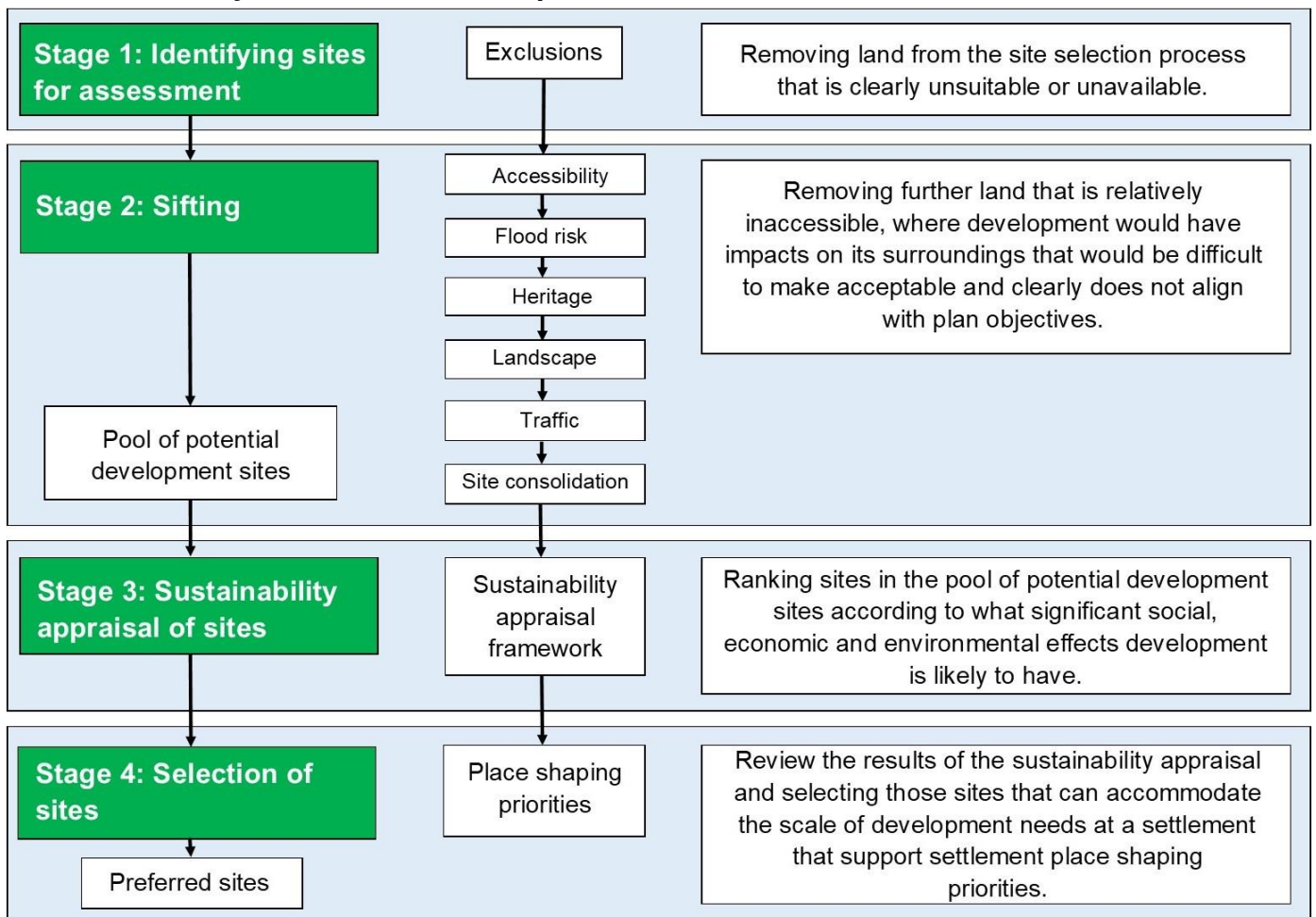
Appendix 2 Site Selection

Site Selection: Warminster

A1. The purpose of this appendix is to explain the site selection process at Warminster, which takes place over four stages, as illustrated in the flow diagram below. The full methodology can be found in the supporting Site Selection Methodology report¹¹.

A2. This appendix briefly describes the methodology, and explains the outputs that emerge from Stages 1-4, with the conclusions for Warminster set out within the main body of this paper.

Summary of the site selection process



¹¹ Wiltshire Local Plan Site Selection Methodology, September 2023

Strategic Housing and Employment Land Availability Assessment

- A3. The Strategic Housing and Economic Land Availability Assessment¹² (SHELAA) provides the initial pool of land from which sites may be selected. The SHELAA is a register of land promoted for development by landowners and prospective developers. Parcels of land are submitted to Wiltshire Council for consideration as potential allocations in the Local Plan, as well as Parish and Town Council neighbourhood plans¹³. Plan preparation and not the SHELAA determines what land is suitable for development through a process of selecting the most appropriate sites.
- A4. Only sites that were not spatially separated from the built-up edge were considered. The maps below show the SHELAA sites that were considered through the site selection process at Warminster.

¹² The Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA) is available from the council's website. The SHELAA was last formally published in 2017, but new sites submitted to the council since then have also been considered through the site selection process.

¹³ Other land, not included in the SHELAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot readily be said to be available within the Local Plan period.

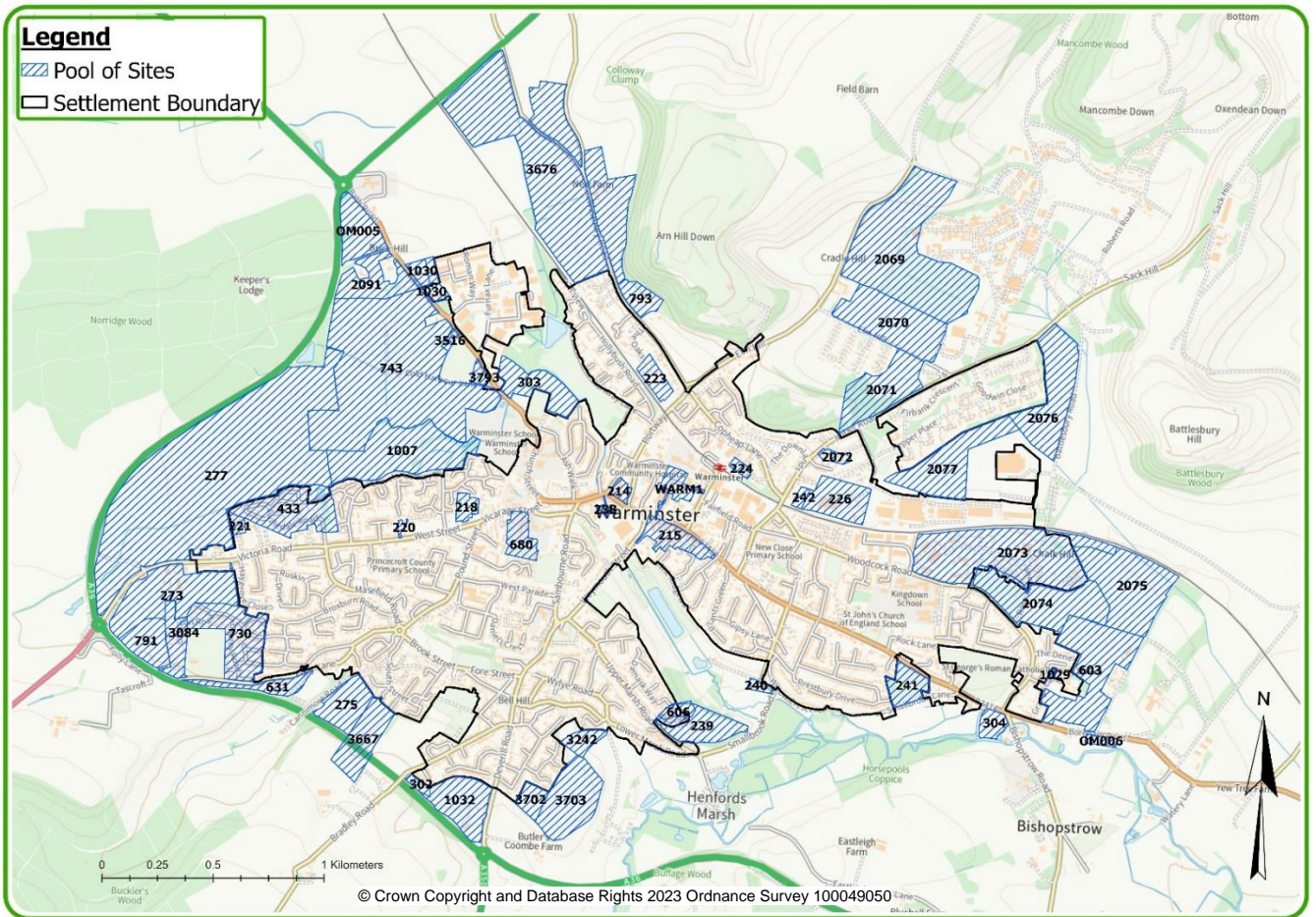


Figure 7: Pool of sites at Warminster.

A5. The following paragraphs summarise the stages of assessment undertaken through the site selection process.

Stage 1 – Identifying Sites for Assessment

A6. The initial stage excluded SHELAA sites from further consideration that constitute unsuitable land for development if they are unavailable, separated from the built-edge or clearly unsuitable for development for a range of other reasons, as described within the Site Selection Methodology.

A7. Thirty-nine sites at Warminster were excluded at Stage 1.

Table 5: Sites removed at Stage 1 of the site selection process for Warminster

Site name	Reason for removal at Stage 1
275	Unavailable.
2069	Unavailable.

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2070	Unavailable.
2071	Unavailable.
2072	Unavailable.
2073	Unavailable.
2074	Unavailable.
2076	Unavailable.
2077	Unavailable.
214	Unavailable. Site built out.
215	Unavailable. Site built out.
218	Unavailable.
220	Unsuitable. Below site size threshold.
221	Unavailable. Site built out.
223	Unavailable.
224	Unsuitable. Below site size threshold.
226	Unavailable.
238	Unsuitable. Below site size threshold.
239	Unavailable.
240	Unsuitable. Below site size threshold.
241	Unavailable.
242	Unsuitable. Below site size threshold.
273	Unavailable. Part of West Warminster Urban Extension allocation.
277	Unavailable. Part of West Warminster Urban Extension allocation.
302	Unavailable. Part of Wiltshire Housing Site Allocations Plan allocation.
304	Unavailable. Wiltshire Housing Site Allocations Plan allocation.
433	Unavailable. Site built out.
606	Unavailable.
631	Unavailable. Local Green Space allocated within the Warminster Neighbourhood Plan.
680	Unavailable.
730	Unavailable. Part of West Warminster Urban Extension allocation.
743	Unavailable. Part of West Warminster Urban Extension allocation.
791	Unavailable. Part of West Warminster Urban Extension allocation.

1029	Unsuitable. Below site size threshold.
1032	Unavailable. Part of Wiltshire Housing Site Allocations Plan allocation.
3084	Unavailable. Part of West Warminster Urban Extension allocation.
3516	Unsuitable. Partly allocated as part of West Warminster Urban Extension and below site size threshold.
OM006	Unsuitable. Below site size threshold.

Stage 2 – Site Sifting

A8. Using the land that passed through Stage 1, a second assessment stage used a limited set of strategic criteria (proportionate evidence¹⁴) to further refine the list of sites to a set of *reasonable alternatives* for further assessment using a sustainability appraisal process. The criteria considered at Stage 2 were related to **Accessibility and Wider Impacts (Stage 2A)**, and **Strategic Context (Stage 2B)**, and can be summarised as follows:

Accessibility and Wider Impacts (Stage 2A)

A9. The merits of each site were assessed to understand strengths and weaknesses in terms of how accessible a site location may be and what wider impacts could result from their development. Evidence used to inform this judgement was based on assessment of travel times to key destinations including town centres, employment areas, schools, and healthcare services. This is further detailed in the Site Selection Methodology.

A10. In addition to accessibility, the following wider impacts were tested through Stage 2:

- **Flood Risk:** Sites were assessed to consider whether a source of flood risk, or combination of flood risks, would likely increase flood risks beyond the site options assessed; and the degree to which this would be likely to be possible to mitigate.
- **Heritage:** A site that was within the setting of a heritage asset, that was likely to lead to substantial harm that could not be mitigated was rejected.
- **Landscape:** A site that was highly likely to lead to visual harm in the wider landscape, that was unlikely to be possible to be mitigated, was rejected.

¹⁴ To meet national requirements, plans must be sound, justified by having an appropriate strategy, considering reasonable alternatives, and based on proportionate evidence.

- **Traffic:** A site that was likely to lead to an unacceptable degree of harm in terms of traffic and congestion impacts, and potential for exacerbation of poor air quality, was rejected.

A11. The outcomes from the Stage 2A assessment were categorised as: high risk of harm (red), medium risk of harm (amber) and low risk of harm (green). Sites with one or more Red rating were likely to be rejected at Stage 2.

Strategic Context (Stage 2B)

A12. This part of the Stage 2 assessment considered the pool of sites in relation to the strategic context of the settlement, having regard to:

- Long-term patterns of development
- Significant environmental factors
- Scale of growth and strategic priorities
- Future growth possibilities for the urban area

A13. In some cases, this part of the assessment influenced the judgement on what pool of possible sites constitute a set of reasonable alternatives for further consideration. This did not pre-judge more detailed testing through the sustainability appraisal process but enabled sites that were clearly at odds with the strategic context for the settlement to be ruled out.

Table 6: Strategic context analysis of Warminster

Context criteria	Detail
Long-term pattern of development	Warminster has grown eastward and westward from its historic town centre, most recently with the strategic urban extension on the west side of the town, which will continue to be delivered into the Local Plan period. The town is constrained to the south by various flooding and ecological designations. The A36, to a lesser extent the A350, and military land also comprise physical barriers to further expansion of the town. Warminster Garrison and developed land within the Warminster settlement boundary, but detached from the main settlement boundary, are positioned to the north-east of the town.
Significant environmental factors	There are significant areas of flood risk associated with the River Wylde in the south and south-east of the town and the Were to the north and north-west of the town. The River Wylde forms part of the River Avon Catchment and River Avon Special Area of Conservation, which is constrained in terms of impacts of nutrient pollution.

	<p>Smallbrook Meadows County Wildlife Site and Wiltshire Wildlife Trust Reserve are positioned to the south of the town and comprise approximately 21 hectares, the Smallbrook Meadows Local Nature Reserve and the River Wylde Local Nature Reserve.</p> <p>The town centre is almost entirely within Warminster Conservation Area, this designation extends to the west and east, with the eastern boundary meeting the Warminster settlement boundary at Church Lane. Heritage impact is a key consideration for any development in this area. Bishopstrow Conservation Area to the east is a heritage constraint which is likely to limit the possibility of expansion in this direction.</p> <p>The north-east edges of the settlement are subject to historic landscape features including Bowl barrow on Arn Hill Down Scheduled Monument, Bowl barrow on the summit of Cop Heap Scheduled Monument and Battlesbury Camp Scheduled Monuments. These are accompanied by a varied topography and a high-quality landscape, restricting development opportunities, but also making heritage impacts a key consideration.</p> <p>The Salisbury Plain Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest begin at Battlesbury Hill and extend to the north east. Further constraining growth to the north east and providing a key consideration for development in this area.</p> <p>The A36 is a physical limit of development to west and south, while the A350 is a limit to the north. The Portsmouth to Cardiff railway line runs through the town and is to a degree a severance constraint to the north west and east.</p> <p>The Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and Norridge Wood Country Wildlife Site and ancient woodland are positioned to the west of the A36 and further limit opportunities for growth in the south and west, respectively.</p>
<p>Scale of growth and strategic priorities</p>	<p>The emerging strategy looks to consolidate growth at Warminster, reflecting the significant number homes in the pipeline to deliver significant growth at the town.</p> <p>Place Shaping Priorities look to ensure growth takes consideration of the environmental constraints at the town and delivers infrastructure to support sustainable transport. The town centre is considered an area for improvement and regeneration, while indoor leisure facilities need to be enhanced.</p>
<p>Future growth possibilities for the urban area</p>	<p>A small proportion of additional land is required for additional growth, which is expected to be largely through development that is already planned.</p>

A14. A table comprising the Stage 2A RAG ratings and a concluding commentary formed part of an overall judgement for Stages 2A and 2B combined. The overall

judgement on each site could refer to the conclusions reached in the strategic narrative where this affected a decision to reject or take forward land.

Table 7: Stage 2 site assessment conclusions

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
303	Land at Church Street	Green	Yellow	Yellow	Yellow	Yellow	<p>The site is adjacent to settlement boundary and has reasonable prospects in terms of accessibility.</p> <p>High fluvial and ground water flood risk much of the site, which would need further consideration.</p> <p>Potential for heritage impact, adjoining the Warminster Conservation Area and potential impacts on setting of Grade II* Parish Church of St Denys, which would require further consideration.</p> <p>Potential for impacts from a landscape perspective on a local level, with the site being relatively constrained.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale and is taken forward for further assessment.</p>	Green ✓
3793	Land Adjacent 89 Bath Road Warminster Wiltshire BA12 8PA	Green	Green	Green	Yellow	Yellow	<p>The site is adjacent to settlement boundary and has good prospects in terms of accessibility, with a close relationship to land allocated by the West Warminster urban Extension.</p> <p>Potential groundwater flood risk at this site, which would require further assessment.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential to increase traffic.</p> <p>The site is small, but nonetheless of a scale suitable to be taken forward for further assessment.</p>	Green ✓
1030	44 & 48 Bath Road	Yellow	Green	Green	Yellow	Yellow	<p>The site is adjacent to settlement boundary. Potential for good accessibility may be limited due to location towards the outer edge of the settlement and adjoining an employment area.</p> <p>Unlikely flood risk in this area.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	Green ✓

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SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
OM005	Land at Brick Hill						<p>The site is adjacent to a SHELAA site that adjoins the West Warminster Urban Extension. Accessibility likely to be poor due to location towards the outer edge of the settlement. Unlikely flood risk in this area. Unlikely for significant heritage impacts at this site. High likelihood of landscape impacts due to urban encroachments away from the core of the settlement, which would require further consideration. Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 2091, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed sustainability appraisal.</p>	✓
2091	Land between Bath Road and A36						<p>The site is adjacent to the West Warminster Urban Extension. Accessibility likely to be poor due to location towards the outer edge of the settlement. Unlikely flood risk in this area. Unlikely for significant heritage impacts at this site. High likelihood of landscape impacts due to urban encroachments away from the core of the settlement, which would require further consideration. Potential to increase traffic.</p> <p>The site is logically related to the adjoining site OM005, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed sustainability appraisal.</p>	✓
3667	Land south of Wren Close, Warminster						<p>The site is adjacent to settlement boundary, extending both north and south of the A36. On land to the north, accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas. Very poor accessibility on land to the south of the A36 – this part of the site should be excluded.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							<p>Medium groundwater flood risk area, and low fluvial flood risk.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts. The site is generally enclosed but with sloping topography. This would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The northern part of the site is of a scale that is suitable to be taken forward for further assessment. The southern part of the site should be excluded from further consideration.</p>	
3242	Land adjacent to Fanshaw Way						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium/high groundwater flood risk area, and low fluvial flood risk.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts. The site has variable topography and open boundaries. This would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	✓
603	Land East of the Dene						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium groundwater flood risk area, and low fluvial flood risk.</p> <p>Multiple heritage assets around the periphery of the site, and impacts on setting likely, albeit some parts of the site (northwest) likely to have less impact on settings.</p> <p>Potential for landscape impacts which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 2075, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							mitigation, and this should be explored further through more detailed sustainability appraisal.	
2075	Land south of the Railway Line (Warminster 7)						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas. Potential flood risk on a small part of the north east of the site.</p> <p>The site is close to Battlesbury Camp Scheduled Monument which would require further consideration from a heritage and landscape perspective.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 603, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed sustainability appraisal.</p>	✓
793	Westbury Road						<p>The site is adjacent to settlement boundary and has reasonable prospects in terms of accessibility.</p> <p>Unlikely flood risk in this area.</p> <p>Unlikely to be significant imp[acts from a heritage perspective in this area.</p> <p>The site directly adjoins Arn Hill County Wildlife Site and is at the base of Arn Hill Down which is an important feature in the landscape. The site has prominent views and sloped topography which would make mitigation problematic.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale, but the landscape constraints identified are considered to be incapable of mitigation and therefore the site is not taken forward for further assessment.</p>	X
3676	Land at New Farm, Warminster						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement; and the position of the railway line which acts as a barrier.</p> <p>Medium/high fluvial and groundwater flood risk across much of the central area of the site, which would need further consideration.</p>	✓

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SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							<p>Unlikely to be significant heritage impacts in this area.</p> <p>High potential for impacts from a landscape perspective from this large site, particularly towards the north of the site extending away from the town, and parts of the site close to Arn Hill Down. Further assessment would be required.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale and is taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed sustainability appraisal.</p>	
3702	Land off Ashley Coombe, Warminster						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium/high groundwater flood risk area, and low fluvial flood risk.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts including potential visibility from the AONB, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 3703, and in combination the site should be taken forward for further assessment.</p>	✓
3703	Land South of Ashley Coombe, Warminster						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium/high groundwater flood risk area, and low fluvial flood risk.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts including potential visibility from the AONB and sloped topography of the site, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 3702, and in combination the site should be taken forward for further assessment.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
1007	Land adjacent Grovelands Way	Yellow	Red	Green	Yellow	Yellow	<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>High flood risk across majority of this site, rendering it unsuitable for further consideration.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts impacting locally, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale, but flood risks constraints are significant and therefore the site is not taken forward for further assessment.</p>	X
WARM1 ¹⁵	Central Car Park	Green	Green	Yellow	Green	Yellow	<p>The site is a brownfield site within the settlement boundary and accessibility is likely to be good due to existing routes to and from the site and proximity to services and facilities.</p> <p>Medium groundwater flood risk area, and low fluvial flood risk.</p> <p>Potential for heritage impacts at this site due to its position within the conservation area and proximity to local heritage assets, which would require further consideration.</p> <p>Likely to be few landscape impacts due to it being a brownfield site within an urban context.</p> <p>Potential to increase traffic, albeit central location provides greater opportunity for walking/cycling.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	✓

A15. Of those sites taken forward, it was appropriate in some cases to combine sites for the purpose of assessment, where this created more sensible or logical land parcels for further consideration.

¹⁵ This site does not currently feature within the SHELAA, nonetheless it has been assessed as it is recognised for its potential as a regeneration site within the Warminster Neighbourhood Plan.

Table 8: Site assembly

Sites combined	Reason
2091 and OM005	The sites abut and have no strong physical barriers between them.
603 and 2075	The sites abut and have no strong physical barriers between them.
3702 and 3703	The sites abut and have no strong physical barriers between them.

A16. In preparation for Stage 3, the remaining sites were renumbered for ease of understanding, as follows:

Table 9: Sites renumbered for the purpose of further assessment

Site Number	Site Name	SHELAA reference
2	Land East of the Dene & North of Woodcock Road	603 and 2075
3	Land adjacent to Fanshaw Way	3242
4	Land at Warminster Common & south of Wren Close	3667
5	Land at Church Street	303
6	Land adjacent 89 Bath Road, Warminster	3793
7	44 & 48 Bath Road	1030
8	Land at Brick Hill & between Bath Road and A36	2091 and OM005
9	Land at New Farm, Warminster	3676
10	Land off Ashley Coombe/Fanshaw Way	3702 and 3703
11	Central Car Park	WARM1

Stage 3 – Sustainability Appraisal

A17. At Stage 3, each of the remaining sites in the pool of sites (reasonable alternatives) was examined through a sustainability appraisal process, by assessing the likely significant effects of potential development under a set of twelve objectives covering social, economic and environmental considerations. A full explanation of the sustainability appraisal methodology is provided in a separate report, which also includes the detailed assessments made for each site¹⁶ within a series of appendices.

A18. Sustainability appraisal enabled sites to be scored by their respective sustainability benefits and disadvantages. It also identified where it may be

¹⁶ Wiltshire Local Plan Review Sustainability Appraisal Report (Wiltshire Council, September 2023)

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possible to mitigate adverse effects, as well as measures which could increase the benefits of development. Stage 3 enabled sites to be ranked in order of most sustainable to least sustainable, based on the sustainability appraisal criteria used.

- A19. Table 10 shows the sustainability appraisal conclusions for the reasonable alternative sites that were assessed. The overall sustainability appraisal score is shown in column 2 of the table.
- A20. The sustainability appraisal process weights all 'objectives' (shown in the top row, below) equally. There are more environmental objectives than social/economic objectives – scores against environmental objectives typically tend to be negative. The overall score resulting from the potential development of greenfield sites generally yield a negative value.
- A21. Reasonable alternatives are rejected at Stage 3 where the sustainability appraisal concludes that development would result in one or more 'major adverse effect' (highlighted in red with a triple negative in Table 10).
- A22. Table 11 sets out a descriptive summary of the key outcomes from the sustainability appraisal for each of the sites that were assessed.
- A23. At Warminster, the sustainability appraisal identified that there were likely major adverse effects arising from the development of all the sites within the pool of sites.
- A24. All sites at Warminster lies within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Warminster is particularly constrained as it is located at the headwaters of the River Avon, where opportunities for mitigation is far more constrained than in other locations. Further development is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. Therefore, no sites were taken forward for further consideration at Warminster.

Warminster: Table showing summary of assessment scores listed in order of site sustainability performance (More → Less)

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points (mitigation unachievable - recommend that is not considered further)
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points (mitigation achievable but problematic)
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point (mitigation easily achievable)

Table 10: Sustainability appraisal scores for sites assessed at Warminster

SITE	Overall site score (sustainability rank)	SA obj 1 (Biodiversity)	SA obj 2 (Land + soil)	SA obj 3 (Water)	SA obj 4 (Air/poll'n)	SA obj 5 (Climate)	SA obj 6 (Energy)	SA obj 7 (Heritage)	SA obj 8 (Landscape)	SA obj 9 (Housing)	SA obj 10 (Inc comms)	SA obj 11 (Transport)	SA obj 12 (Economic)
Site 11	-2 (1 st)	---	+	--	-	--	0	-	+	+	++	0	++
Site 3	-9 (=2 nd)	---	-	--	--	-	0	-	-	+	+	-	+
Site 9	-9 (=2 nd)	---	--	--	--	-	0	-	--	+++	+	--	++
Site 2	-10 (=4 th)	---	--	--	--	-	0	--	--	+++	+	--	++
Site 4	-10 (=4 th)	---	-	-	--	-	0	-	-	+	+	-	-
Site 5	-10 (=4 th)	---	-	--	--	--	0	--	--	+	++	-	++
Site 7	-11 (=7 th)	---	-	--	--	-	0	-	-	+	0	---	++
Site 8	-11 (=7 th)	---	-	--	--	-	0	-	-	+	0	--	+
Site 10	-11 (=7 th)	---	-	--	--	--	0	-	-	+	+	--	+
Site 6	-13 (10 th)	---	-	--	--	--	0	-	-	+	0	---	+

Table 11: Sustainability appraisal outcomes for sites assessed at Warminster

Site	SA score and ranking	Likely key issues for site
11	-2 (1 st)	<p>Site 11 (central car park) is located within the central area of Warminster. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site was the only brownfield site assessed and scored well from a sustainability appraisal perspective for a range of reasons including its good connectivity to services and facilities in the town, and the potential to deliver development avoiding the loss of greenfield land. However, it was identified that the site is unlikely to be suited to a residential allocation due to potential conflicting uses in the town centre, issues around residential amenity, and the aspirations to deliver town centre regeneration as set out within the Warminster Neighbourhood Plan.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
3	-9 (=2 nd)	<p>Site 3 (Land adjacent to Fanshaw Way) is a sloping site situated to the south of Warminster. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>In addition, the site is located within an odour exclusion zone associated with the nearby sewage treatment works which renders it unsuitable for residential development.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
9	-9 (=2 nd)	<p>Site 9 (Land at New Farm, Westbury Road) is located to the north of Warminster at and around Westbury Road. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site has a close relationship with Arn Hill Country Wildlife Site which would require a significant buffer and mitigation to offset impacts. Impacts on the local landscape and potential flood risks were also noted constraints which would also require mitigation, such as a reduction in the site area.</p> <p>For the above reasons, the site is excluded from further consideration.</p>

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2	-10 (=4 th)	<p>Site 2 (Land East of the Dene) is situated to the east of Warminster. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>In addition, there are significant heritage constraints associated with the potential development of this site, particularly in relation to impacts on the nearby Grade II listed Bishopstrow House Hotel, Battlesbury Hill scheduled monument and other heritage assets in the vicinity. While parts of the site may be possible to deliver without significant risk of heritage harm, access to these parts of the site is not feasible without encroachment into more sensitive parts of the site.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
4	-10 (=4 th)	<p>Site 4 (Land at Warminster Common & south of Wren Close) is situated close to the A36, to the west of Warminster. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>While some potential adverse effects were identified with the potential development this site, these were considered likely to be capable of mitigation. However, it was also noted that the site comprises permanent grassland with potential of being ecologically valuable, which would require further assessment.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
5	-10 (=4 th)	<p>Site 5 (Land at Church Street) is situated on the northern edge of Warminster, while relatively close to the town centre. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site is significantly constrained by the presence of areas of protected priority habitat and known records of protected species, rendering it an ecologically rich site. Large parts of the site are also located within areas of high flood risk.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
7	-11 (=7 th)	<p>Site 7 (44 & 48 Bath Road) is a small site adjoining Crusader Business Park. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at</p>

		<p>Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site has poor connectivity, and while the site is served by a nearside narrow footway the path is suboptimal for pedestrians and the road is unsafe for cyclists and has limited bus connectivity. While this could improve with the development of the West Warminster Urban Extension, the site is currently poorly connected and not of a scale that could fund improvements. The site was also noted for its potential ecological value.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
8	-11 (=7 th)	<p>Site 8 (Land at Brick Hill & between Bath Road and A36) adjoins the West Warminster Urban Extension site on its most northern edge. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site has poor connectivity and is detached from the urban built edge of the settlement. While this could improve with the development of the West Warminster Urban Extension, the site is currently poorly connected.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
10	-11 (=7 th)	<p>Site 10 (Land off Ashley Coombe/ Fanshaw Way) is a sloping site situated to the south of Warminster. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>In addition, the site is located within an odour exclusion zone associated with the nearby sewage treatment works which renders it unsuitable for residential development.</p> <p>For the above reasons, the site is excluded from further consideration.</p>
6	-13 (10 th)	<p>Site 6 (Land adjacent to 89 Bath Road) is a small site adjoining the West Warminster Urban Extension on its northern edge. A major constraint to this, and all other sites at Warminster is that of nutrients pollution (phosphates) entering the River Avon system SAC, which is at this time very problematic to mitigate for. This represents a barrier to further development at Warminster until such time as the issue can be strategically resolved or bespoke mitigation prepared.</p> <p>The site has poor connectivity as it is not served by a nearside footway into the town. A signalised crossing point would be required, but this could not be delivered for such a small site.</p> <p>For the above reasons, the site is excluded from further consideration.</p>

Stage 4 - Selection of Sites

- A25. Stage 4 enabled the results of the sustainability appraisal outcome to be qualitatively examined by consideration of sites in terms of their capability of supporting the Local Plan's objectives for each community – in particular the identified 'Place Shaping Priorities. Stage 4 also provides discussion and analysis of the scale of growth that would be required to be drawn from the pool of the most sustainable site options, in or to meet the identified housing and employments needs for the settlement.
- A26. The outcome of Stage 4 refined the results of the Stage 3 sustainability appraisal and identified preferred sites that are more sustainable and support the Local Plan objectives.
- A27. Broad proposals were then developed for each of the preferred sites. Proposed uses were identified, including the infrastructure and mitigation necessary to enable development to proceed.
- A28. The outcome of Stage 4 of the site selection process for Warminster can be summarised under the 'What development is proposed' section earlier in this paper; concluding that no sites have been identified for development over the Local Plan period. There is no strategic need to allocate, and the available sites identified at Warminster were found to be subject to insurmountable negative impacts as identified through the sustainability appraisal making them unsuitable for allocation.
- A29. Stage 4 therefore concludes that no site allocations are proposed at Warminster.
- A30. The map below illustrates the outcome of the site selection process at Warminster.

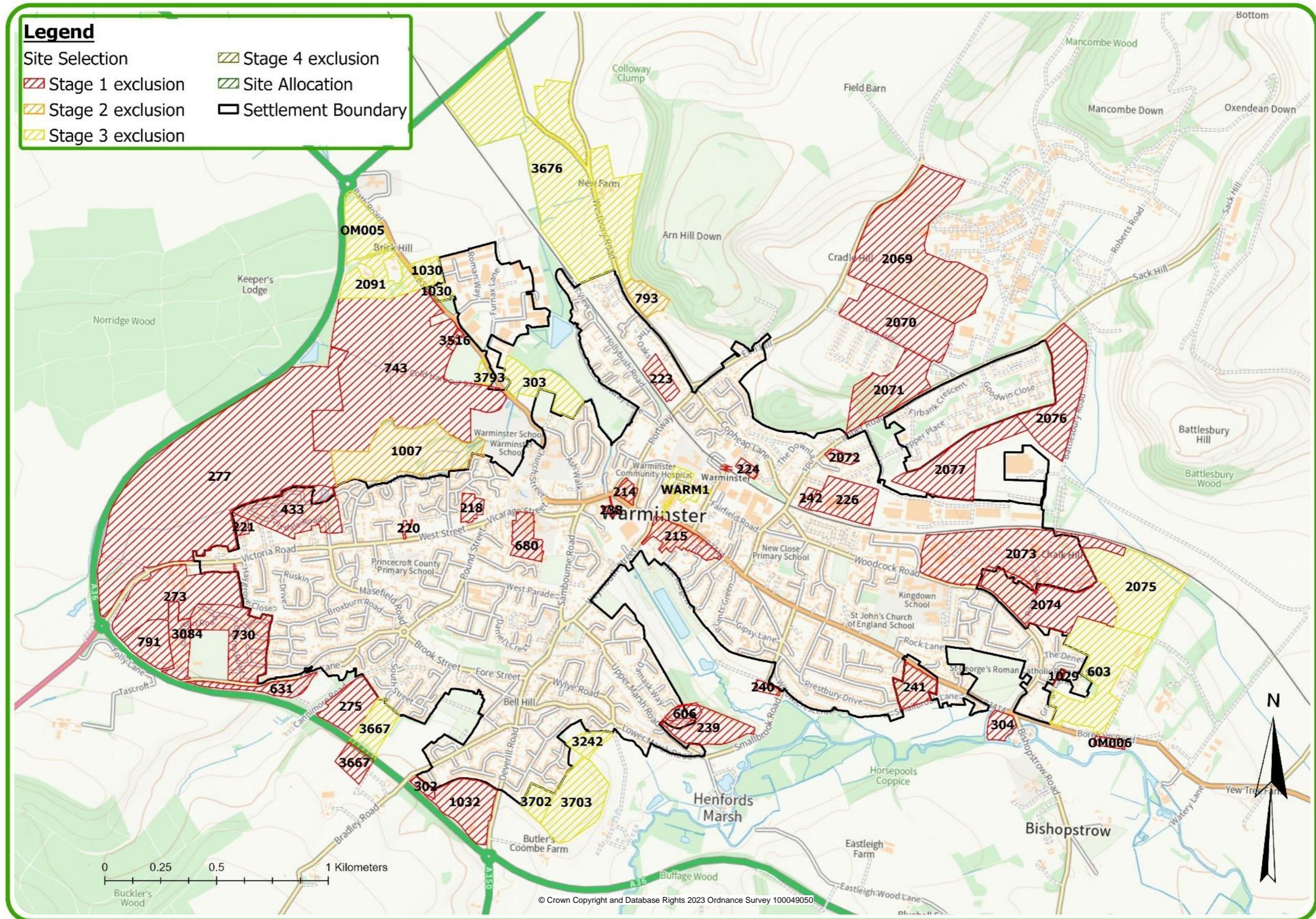


Figure 8. The results of the site selection process at Warminster