

## Board 1: Introduction

### Warminster Neighbourhood Plan (WNP)

- The current Warminster Neighbourhood Plan can be viewed on the WNP website: [warminsterplan.com](http://warminsterplan.com). It looks ahead to 2026.
- It has been a part of the Wiltshire Local Plan since the community gave it a majority **YES vote** in November 2016.

The Neighbourhood Plan empowers the local community to shape the future of Warminster by:

- **giving the community a voice:** residents who know Warminster best shape the WNP.
- **guiding development:** the WNP is about land use. From the overall vision to detailed policies, it influences future development to align with local needs and aspirations.
- **influencing decisions:** the WNP has the same status as the Wiltshire Local Plan. The policies and proposals are used by Wiltshire Council planning officers when considering planning applications in Warminster.

### Warminster Neighbourhood Plan Review – 2<sup>nd</sup> Edition

The WNP needs to be kept up-to-date, so it remains relevant and a powerful tool for our local community in planning for the future. Two key changes since the WNP was voted into force have happened:

- an updated draft Wiltshire Local Plan – looking ahead to 2038 to deliver social, economic and environmental priorities and needs.
- updated national planning policy.

There are also local changes and updates that we need to reflect in a second edition of the WNP.

A Steering Group, made up of local people and town councillors are overseeing the process.

### Housing Need

- A key topic to consider when looking ahead to 2038 is housing. Neighbourhood Plans can allocate specific sites for development for housing and other uses.
- The WNP Steering Group decided to explore the possibility of allocating a site or sites to meet local housing need, as part of the WNP review.

***“This is an opportunity for the community to help shape the future of Warminster... We are committed to transparency and community engagement throughout this process. Considering housing sites as part of our Neighbourhood Plan puts us on the front foot in terms of deciding where best housing need can be accommodated”*** Councillor Phil Keeble, Chair, WNP Steering Group.

- The community will have a say at every stage of the WNP review.
- This consultation is a first opportunity to influence its approach to Site Allocations.

## Board 2: Local Housing Need

Some people can afford a market home. For others, they will only be able to afford to buy or rent housing that is discounted in some way – this is termed 'Affordable Housing'.

'Affordable Housing' applies to a range of different types of homes including housing for rent, starter homes and discounted market sales housing, like shared ownership.

A report has been prepared to look at the housing need specifically in Warminster. Key findings from this report are:

- Over the next 5 years, it is estimated that there will be a minimum shortfall of 90 affordable dwellings for Warminster
- There is a low supply of entry level housing such as terraced houses and flats

### Could key workers afford a house in Warminster?

No. A single income key worker, at entry level salary or pay after 3 years of service, (or average salary in the case of nurses) couldn't afford the average entry level price of a home in Warminster.

#### Nurse

Average salary: £35,000



Value of mortgage  
based on income: £157,276

Salary needed to afford an  
average entry level house

in Warminster

£48,000



£240,000

#### Teacher

Salary after 3 years: £31,750



Value of mortgage  
based on income: £142,875

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*Figures above taken from the Warminster Housing Needs Assessment Report 2023*

### How is 'Affordable Housing' Provided?

- When 10 or more houses are built, 40% of them should be affordable. So, on a site of 100 houses, 40 would be 'Affordable Housing'.
- If the WNP second edition allocated 225 homes, 90 of these would be affordable – meeting the local housing needs identified in the Warminster Housing Need Assessment Report 2023. You can download this report from [warminsterplan.com](http://warminsterplan.com).

## **Board 3: Site Allocations Background**

### **Wiltshire Local Plan**

- The draft Wiltshire Local Plan (2020-2038) will be submitted for examination during 2025. It must pass this successfully before it can be adopted.
- Through the draft Local Plan, Wiltshire Council must consider where new housing needed up to 2038 will go. In Warminster's case, this continues to be the case with the housing built at the Western Urban Extension.
- However, the Government requires Wiltshire Council to identify a housing 'target' for Warminster Neighbourhood Plan (WNP) for the period to 2038. This figure is 90 dwellings.

### **Warminster Neighbourhood Plan Review - Why Consider Housing Allocation at all?**

The WNP must be generally aligned with the Wiltshire Local Plan – it can't be used to block development, but it can add further locally specific requirements that reflect the wishes of the local community.

The WNP does not have to allocate local sites for housing development.

The process is challenging. It requires careful consideration and minimisation of environmental impacts while balancing them against the community and economic benefits. But doing so can:

- help meet the housing needs of local people
- make unplanned development, not allocated in the WNP much less likely to get planning permission for five years if the community vote the WNP into force
- increase Community Infrastructure Levy funds that come to Warminster Town Council for local improvements (up from 15% to 25%). Since the WNP came into force, £558,344 has been received by the town council

### **WNP Site Allocations Choices:**

1. *Aim to meet the Local Plan housing target. Allocation of up to 90 homes; or*
2. *Aim to meet our unmet local 'Affordable Housing' needs – allocation of around 225 homes; or*
3. *Do not allocate but update and reinforce WNP policies for Wiltshire Council to use when assessing speculative development brought forward on any available site in Warminster.*

*Through the responses to this consultation, the Steering Group will consider these allocations choices.*

## Board 4: Warminster Neighbourhood Plan (WNP) – Site Allocations Process

### Assessment of Sites & Shortlisting

There are a number of stages to this – including technical Site Assessment (undertaken by an independent consultant - You can download this report from [warminsterplan.com](http://warminsterplan.com)) and assessment of the sites against the WNP objectives by the Steering Group. If sites are selected for inclusion they will be presented for feedback as part of formal consultation on the draft Plan.



### Local Call for Available Sites

A 'Call for Sites' was undertaken in early summer of 2024.

It is an opportunity for anyone to suggest sites to be considered for allocation in the WNP. It does not determine whether any will be put forward for allocation.

15 sites were put forward for consideration by landowners and developers.

### WE ARE HERE – Community Input

Only sites where we can establish a consensus of support will be put forward as draft sites in the WNP for formal consultation – again to test support.

If there is no consensus of support, no sites will be allocated.



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community.  
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please note:  
this map is for illustration  
purposes only on this page  
a clearer and larger version is on  
the final page of this document

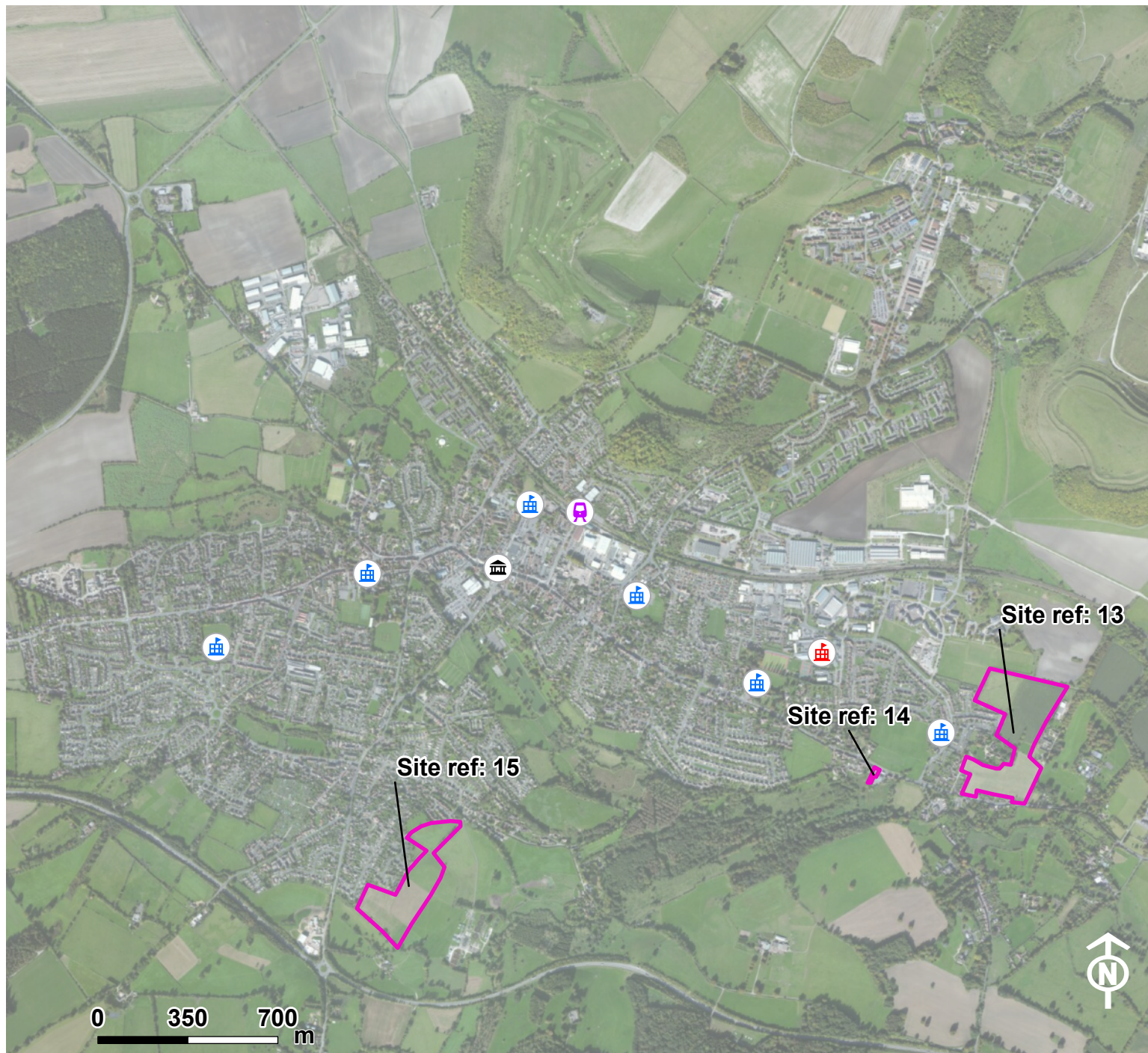


## Board 5: Sites Assessment and Shortlisting

- All proposed sites have undergone a thorough evaluation to look at suitability in terms of a range of factors such as flooding, access and traffic etc, as well as a range of sustainability criteria. You can download this report from [warminsterplan.com](http://warminsterplan.com)
- The Steering Group has also considered how the site meets or challenges the Warminster Neighbourhood Plan (WNP) objectives.
- Sites assessed as potentially most suitable for allocation and have a capacity to help meet the town's housing needs are put forward for community consideration. These are shaded light green.
- Other sites are shown shaded orange on Board - 6. These are **not** preferred sites for potential allocation by the Steering Group.






### Steering Group Preferred Shortlisted Sites

Site	Summary Information	No. of houses
<b>13</b> Land East of the Dene (Home Farm)	<ul style="list-style-type: none"> <li>• 135 dwellings on around 3.59ha to the north of the 10.19 ha site.</li> <li>• The site is of a scale to deliver benefits in terms of housing type and tenure, community facilities and public open space.</li> <li>• The site promoter suggests residential development is limited to the north-west areas of the site as design mitigation.</li> <li>• Site Assessment Report identifies it as a site that would have no issue / neutral impact if developed.</li> <li>• WNP objectives opportunities: delivery of affordable housing needs / opportunity to enhance biodiversity and green infrastructure networks / good open space / close to primary and secondary schools and local shops / sustainable transport options.</li> <li>• WNP objectives challenges: Distance from town centre could lead to increased car use.</li> </ul>	135
<b>14</b> Yew Tree (Boreham Road)	<ul style="list-style-type: none"> <li>• Reuse of brownfield land/existing buildings.</li> <li>• Very small scale of development and would not deliver any meaningful benefits in terms of housing type/tenure or community facilities.</li> <li>• Site Assessment Report identifies it as a site that would have no issue / neutral impact if developed.</li> <li>• WNP objectives opportunities: brownfield redevelopment / maintains historic buildings / walkable to schools / on main road so good transport links.</li> <li>• WNP objectives challenges: No affordable housing / potential for flooding.</li> </ul>	2-3
<b>15</b> Ashley Coombe	<ul style="list-style-type: none"> <li>• 79 dwellings on 2.85ha of the site.</li> <li>• The remaining 6.85ha is proposed for public open space, biodiversity enhancements and allotments.</li> <li>• Site Assessment Report identifies it as a site that would have no issue / neutral impact if developed.</li> <li>• WNP objectives opportunities: delivers affordable housing needs / links into existing housing area / good amount of open space / good access.</li> <li>• WNP objectives challenges: Remote from the town centre and other amenities / impact on the existing community (during and after building).</li> </ul>	79
		Total number: 216 - 217



Warminster Site  
Assessment  
Warminster Town  
Council

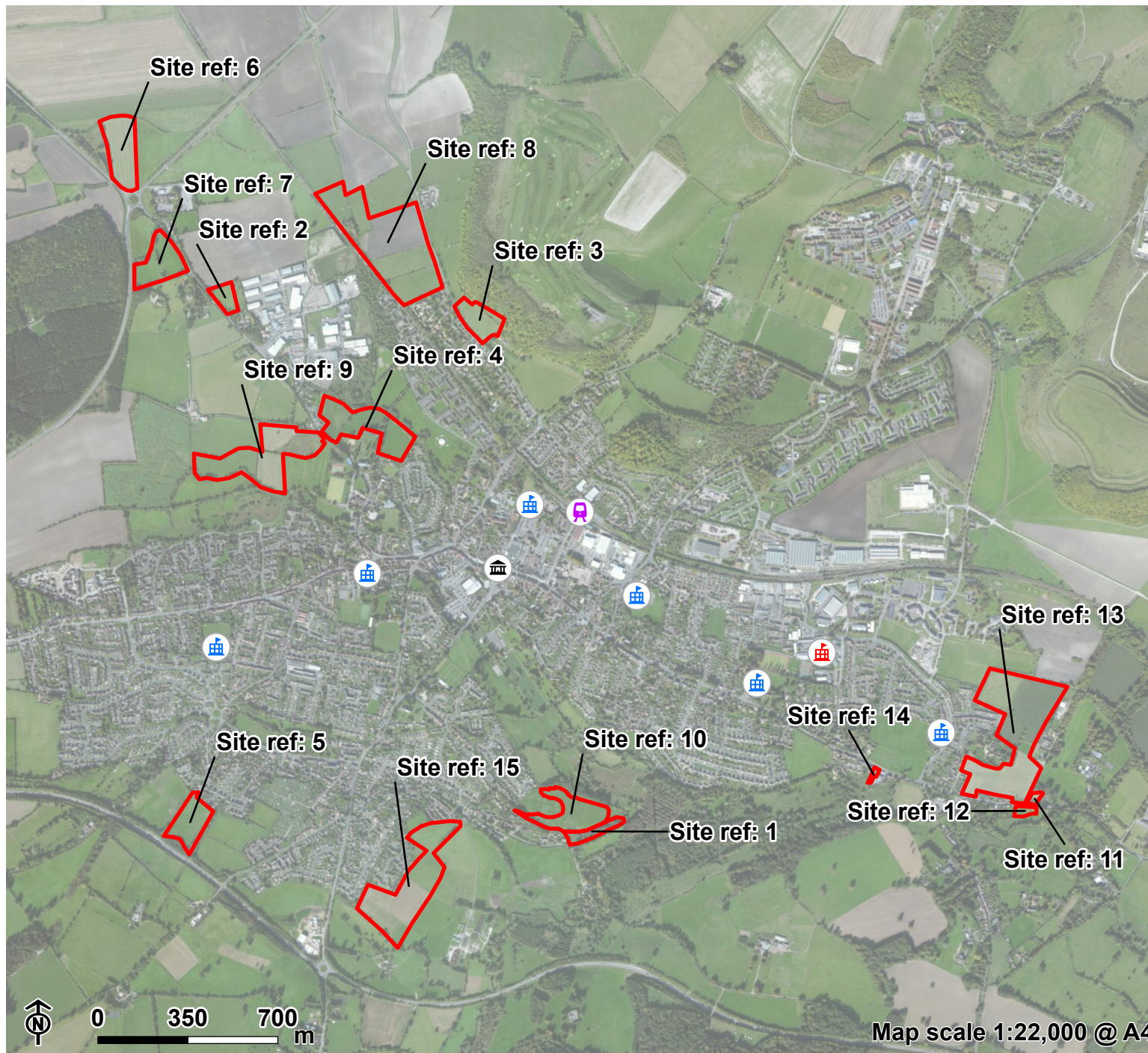
**Steering Group Preferred  
Sites**

-  Primary school
-  Secondary school
-  Town centre
-  Warminster railway station
-  Steering Group Preferred Site








## Board 6: Other Assessed Sites – NOT Shortlisted by the Steering Group

Site	Summary Information
1: Upper Marsh Road	Possible detrimental impact likely with housing development. Not considered further by the Steering Group.
2. Bath Road	<i>Excluded: Planning permission for 9 houses granted in January 2025 therefore cannot be allocated.</i>
3: Land North of Westbury Road	Possible detrimental impact likely with housing development. Also, the subject of a contentious planning application currently at appeal. Not considered further by the Steering Group.
4: Land at Church Street	<ul style="list-style-type: none"> <li>● 60 dwellings on 1.59ha of the overall 4.08 ha site.</li> <li>● Dwellings to be delivered on the part of the site where there is no flood risk.</li> <li>● The site promoter suggests the delivery of public open space surrounding residential parcels (1.12ha) and a Local Green Space (1.4ha) delivered in the land parcel to the west of the Were.</li> <li>● Existing footpath retained.</li> <li>● Site Assessment Report identifies it as a site that would have some positive impact if developed.</li> <li>● WNP objectives opportunities: delivery of affordable housing (and housing to meet need for specialist housing for older people /open space / close to the town centre.</li> <li>● WNP objectives challenges: flood risk / Green &amp; Blue Infrastructure corridor interruption / heritage asset impacts / aspiration to designate the area for housing as Local Green Space in WNP second edition / Additional traffic onto Church Street is undesirable given the extra volume of traffic generated by the Warminster West Urban Extension.</li> </ul>
5: Land South of Wren Close	Possible detrimental impact likely with housing development. Not considered further by the Steering Group.
6: A36	<i>Excluded: remote from the settlement boundary and therefore not considered a sustainable location for residential development.</i>
7 Brick Hill	<i>Excluded: remote from the settlement boundary and therefore not considered a sustainable location for residential development.</i>
8: West of Westbury Road (New Farm)	Possible detrimental impact likely with housing development. Not considered further by the Steering Group.
9: South side of Cold Harbour	<i>Excluded: already allocated by Wiltshire Council for the West Warminster Urban Extension.</i>
10: Land East of Damask Way	<ul style="list-style-type: none"> <li>● 28 dwellings on the whole 2.23ha site</li> <li>● The site itself provides limited wider benefits to the community but would deliver 8 affordable dwellings and a full range of housing types.</li> <li>● History of community objection – formal petition 3,500 (change.org) against historic planning application.</li> <li>● Not enough contribution to affordable housing quota.</li> <li>● Site Assessment Report identifies it as a site that would have no issue / neutral impact if developed.</li> </ul>
11: Land North of Boreham Road	Possible detrimental impact likely with housing development. Not considered further by the Steering Group.
12: Land South of Boreham Road	Possible detrimental impact likely with housing development. Not considered further by the Steering Group.



**Figure A: Overview of sites**

-  Primary school
-  Secondary school
-  Town centre
-  Warminster railway station
-  Site boundary