

**Warminster Town Council**

**Warminster Neighbourhood  
Plan Review  
Site Assessments**

**Final report**

Prepared by LUC

January 2025

**Warminster Town Council**

**Warminster Neighbourhood Plan Review  
Site Assessments**

**Project Number**  
13127

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## Contents

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<b>Chapter 1</b> <b>Introduction</b>	<b>2</b>
<hr/>	
<b>Chapter 2</b> <b>Methodology</b>	<b>4</b>
<hr/>	
<b>Chapter 3</b> <b>Site assessments</b>	<b>9</b>
<hr/>	
<b>Chapter 4</b> <b>Next steps</b>	<b>18</b>
<hr/>	
<b>Appendix A</b> <b>Site assessment matrix</b>	<b>A-1</b>
<hr/>	
<b>Appendix B</b> <b>Individual site assessments</b>	<b>B-1</b>

# Chapter 1

## Introduction

### Background and context

**1.1** LUC was appointed by Locality (on behalf of Warminster Town Council) to carry out an assessment of sites with the purpose of identifying a shortlist with potential for allocation in the Warminster Neighbourhood Plan Review (WNPR).

**1.2** The Neighbourhood Planning (General) Regulations 2012 (as amended) require neighbourhood plans to meet certain 'basic conditions'. One of these basic conditions is that the plan must be in general conformity with the strategic policies of the development plan in the area. As far as is relevant to Warminster and the WNPR, the current Wiltshire Local Plan consists of the Core Strategy (adopted in 2015) and the Wiltshire Housing Site Allocations Plan (adopted in 2020).

**1.3** The WNPR is required to be informed by the emerging Local Plan Review. Wiltshire Council submitted the Wiltshire Local Plan<sup>1</sup> to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. Policy 58 of the emerging Local Plan sets the neighbourhood designation requirement for Warminster at 90 dwellings. As such, alongside existing strategic housing allocations at the West Warminster Urban Extension, it is expected that a further 90 dwellings will be delivered through local site allocations over the period to 2038.

**1.4** The WNPR Steering Group, alongside Warminster Town Council are in the process of reviewing the current Warminster Neighbourhood Plan (previously adopted November 2016). Based on the emerging Local Plan, they aim to identify land for 90 dwellings to be allocated for future residential development within the WNPR.

**1.5** This work provides a high level, technical assessment of the sites put forward for consideration in this process. It does not determine which sites should be allocated and instead serves as technical evidence to inform the WNPR process.

### Report structure

- **Chapter 1** (this chapter) provides an overview of the background and context of this report.

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<sup>1</sup> Winchester Council (2024) Pre-submission (Regulation 19) Local Plan. Available at: <https://www.wiltshire.gov.uk/local-plan-document-library>

- **Chapter 2** sets out the site assessment methodology.
- **Chapter 3** provides a summary of the assessment findings.
- **Chapter 4** explains next steps for the site selection process.
- **Appendix A** is provided as a separate document and presents the full site assessment matrix.
- **Appendix B** presents the individual site assessments.

## Chapter 2

# Methodology

### Call for sites

**2.1** The WNPR Steering Group, alongside Warminster Town Council, launched a Call for Sites in May 2024. The Call for Sites was the first stage in the WNPR site allocation process, inviting residents, landowners, developers and community groups to propose land and sites within the Warminster parish boundary for potential future housing development.

**2.2** Fifteen sites were put forward for consideration in the Site Assessment process.

### Development of assessment criteria

**2.3** Site assessment inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the assessment of site options, a set of criteria were developed and applied. The criteria used for the assessment broadly align with criteria used in Sustainability Appraisal (SA) and set out criteria against which defined effects would be recorded. Examples include the spatial relationship to the existing built-up area, proximity to designated biodiversity sites, or walking distance from key services. The criteria developed for this site assessment process do not precisely mirror that of SA as the purpose of this process is to identify sites with potential to deliver the objectives of the WNPR.

**2.4** A review of draft criteria was undertaken by the WNPR Steering Group. Additionally, a meeting was held with Wiltshire Council planning and ecology officers to understand the latest position regarding nutrient neutrality and assessment of impacts on designated protected sites within the county. The results of this discussion informed the development of the site assessment criteria to ensure the assessment aligned with county-level planning policy.

### Site assessment

**2.5** **Table 2.1** overleaf sets out the assessment criteria and data sources used during the site assessment. Sites were assessed against the criteria using professional planning judgement and Geographical Information Systems mapping<sup>2</sup> data. Likely effects were recorded based on the following appraisal framework:

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<sup>2</sup> A system called Data Explorer (Dex) was used

Appraisal framework	
	Red - <b>significant detrimental impact likely</b> e.g. directly affects Listed Building with no mitigation
	Pink - <b>some detrimental impact likely</b>
	Amber - <b>possible detrimental impact</b> , e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective
	Light Green - <b>some positive impact likely or some positive contribution towards achieving NP objective</b>
	Dark green - <b>significant positive impact likely</b>
	White - No Issue/Neutral impact

Table 2.1 Site assessment criteria and data sources

Sustainability criteria	Sources
<b>Site Location</b>	
Size of site (hectares (ha))	Submitted supporting documents
No of dwellings proposed by promoter	Submitted supporting documents
Theoretical potential numbers of dwellings, based on 2017 Strategic Housing and Economic Land Availability Assessment (SHELAA): <ul style="list-style-type: none"> <li>■ 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>■ 1.29 - 3.39ha - 38dph</li> <li>■ 3.40ha+ - 40dph</li> </ul> Other factors including site size, surrounding land uses and residential densities, and ability to accommodate 20% Biodiversity Net Gain and phosphate mitigation were considered.	Submitted supporting documents and size of site (ha)
Is the site available, ie. is the landowner willing to release the site?	Submitted supporting documents
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Submitted supporting documents
<b>Context</b>	
Development uses proposed	Submitted supporting documents
Current and previous uses	Submitted supporting documents, Google Maps, DEX

Sustainability criteria	Sources
Relevant recent planning history	Submitted supporting documents, Wiltshire Council Planning Explorer <sup>3</sup>
Surrounding land uses	Submitted documents, DEx, Google Maps
Proximity to existing urban area	DEx, Google Maps
Site boundary - existing screening where site borders open countryside	DEx, Google Maps
<b>Housing</b>	
Able to accommodate affordable housing (based on Wiltshire Council emerging Local Plan policy of 40% on sites of 10+ dwellings)	Submitted supporting documents, size of site
Able to provide a range of housing types, sizes and tenures to meet local needs	Submitted supporting documents, size of site
<b>Employment</b>	
Able to accommodate employment space in an accessible location.	Submitted supporting documents, size of site
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	Submitted supporting documents
Opportunity to provide open space/ recreation/ community facilities	Submitted supporting documents, size of site
Proximity and accessibility of facilities	DEx, Guidelines for Providing Journeys on Foot (Institute of Highways and Transportation, 2000)
<b>Environmental</b>	
Tree Preservation Order (within site/on boundary)	Wiltshire Council Planning Explorer
Ancient woodland	DEx (Natural England)
Presence of environmental designations – Sites of Special Scientific Interest (SSSI) / Special Areas of Conservation (SAC)	DEx, Wiltshire Council Planning Explorer
Presence of environmental designations - SPA	DEx (Natural England)

<sup>3</sup> Wiltshire Planning Explorer. Available at: <https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page/>



Sustainability criteria	Sources
Presence of environmental designations – other (including Priority Habitat, Local Nature Reserve, Local Wildlife Sites and proposed GBI corridors)	DEx (Natural England), Wiltshire Council Planning Explorer, WNPR Review
Presence of landscape designations (e.g. National Landscape)	DEx (Natural England)
Impact on identified views	WNPR Review
<b>Heritage</b>	
Proximity to Listed Buildings	DEx (Historic England)
Proximity to Conservation Areas	DEx (Historic England)
Proximity to non-designated heritage assets	WNPR Review
<b>Transport</b>	
Access to highway	Submitted supporting documents, Google Maps
Site potential to generate significant additional traffic/congestion	Google Maps
Pedestrian access	Submitted supporting documents, Google Maps, DEx
Public rights of way (PROW) present	Wiltshire Council Planning Explorer
<b>Flooding</b>	
Within Flood zone 1, 2 or 3	Wiltshire Council Planning Explorer (Environment Agency Flood Zones)
Surface water flooding issues	DEx
<b>Environmental Quality</b>	
Agricultural land classification	DEx (Defra – ALC Gardes – Post 1988 survey)
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	Submitted supporting documents

**2.6** A summary is provided at the end of each site assessment. It reflects the overall high-level suitability, availability and achievability of the site, considering all site

characteristics and criteria. It does not reflect a 'total' of scores from the assessment against individual criteria.

### Review of draft assessments

**2.7** Site assessments were issued to the WNPR Steering Group for review and feedback on the initial assessment. Updates were made to the matrix, where necessary, to reflect local knowledge.

**2.8** Individual site assessments were issued to each respective site promoter for fact checking. This focused on identifying any factual errors or inaccuracies in the assessment and the assessments were updated as appropriate.

**2.9** Additionally, site assessments were issued to planning officers at Wiltshire Council for informal review.

**2.10** The final site assessment matrix is provided as a standalone document (**Appendix A**) and individual site assessments are contained within **Appendix B**.

## Chapter 3

### Site assessments

**3.1** Fifteen sites were promoted in the Neighbourhood Plan Call for Sites:

- Ref 1: Upper Marsh Road
- Ref 2: Bath Road
- Ref 3: Land North of Westbury Road
- Ref 4: Land at Church Street
- Ref 5: Land South of Wren Close
- Ref 6: A36
- Ref 7: Brick Hill
- Ref 8: Land West of Westbury Road (New Farm)
- Ref 9: Land on the south side of Cold Harbour
- Ref 10: Land East of Damask Way
- Ref 11: Land North of Boreham Road
- Ref 12: Land South of Boreham Road
- Ref 13: Land East of the Dene (Home Farm)
- Ref 14: Yew Tree (Boreham Road)
- Ref 15: Ashley Coombe

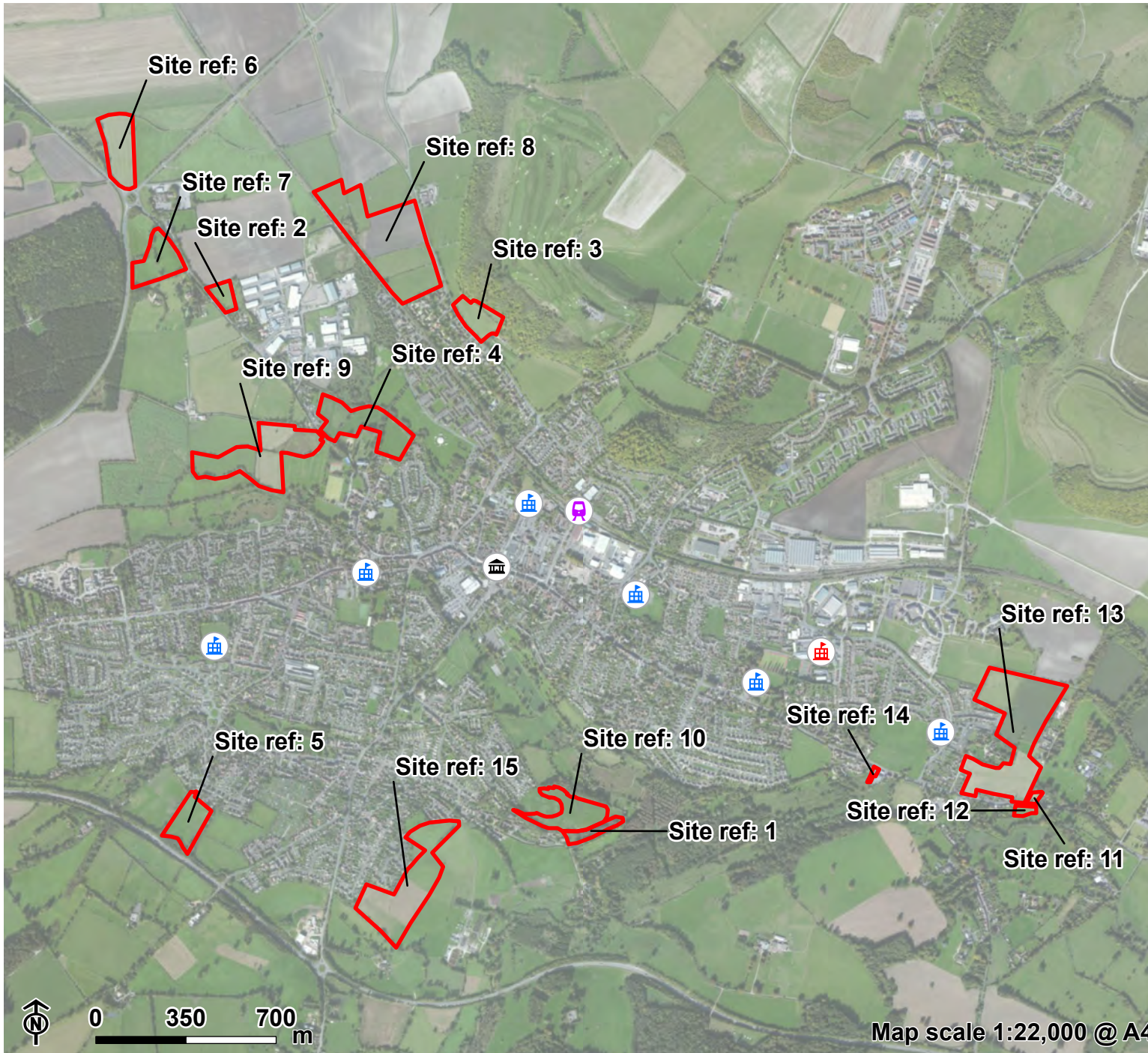
**3.2** Site locations are shown on **Figure A**.

**3.3** At the outset of the assessment, three sites were excluded from further detailed assessment. **Site refs 6: A36** and **7: Brick Hill** were considered to be remote from the settlement boundary and therefore not considered a sustainable location for residential development. Even taking into account the development of the West Warminster Urban Extension, there would still be a gap between the extended settlement boundary and the sites. **Site ref 9: Land on the south side of Cold Harbour** is already contained within the strategic allocation for the West Warminster Urban Extension. Allocation of this site in the WNPR would mean the Plan would not meet the Basic Conditions as it would not be in general conformity with strategic policy.

**3.4** The remaining twelve sites were taken forward for further assessment. The summary of each assessment is set out in **Table 3.1** below and is shown in **Figures B – F** below.

**3.5** The full site assessment matrix is provided in standalone **Appendix A** and individual site assessments are presented in **Appendix B**.

**Figure A: Overview of sites**








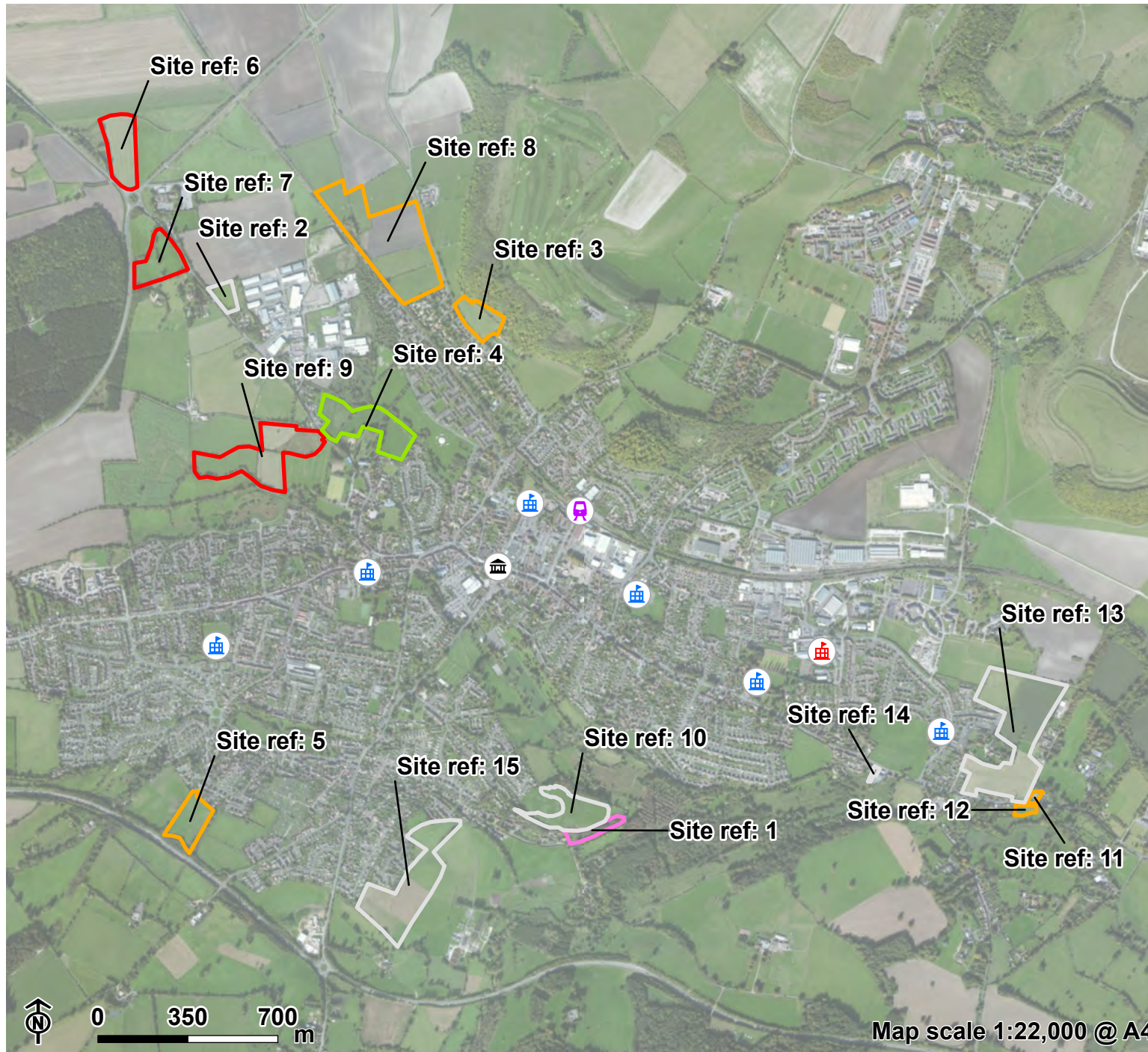
-  Primary school
-  Secondary school
-  Town centre
-  Warminster railway station
-  Site boundary

Table 3.1 Summary of site assessments

Site reference	Assessment summary
1: Upper Marsh Road	<p>Majority of the site comprises Priority Habitat / TPO woodland which would likely be lost to development. The small scale of development proposed would not deliver benefits in terms of housing type/tenure or community facilities. A larger scale of growth would be difficult to achieve given the topography of the site and the need for access onto Smallbrook Road, a single track rural road.</p> <p><b>Some detrimental impact likely</b></p>
2: Bath Road	<p>The site is adjacent to the existing settlement boundary of Warminster however this area of the town comprises the Business Park which is separate from the main settlement area. The future West Warminster Urban Extension is likely to improve the relationship of the site to the town and associated community facilities. The scale of development proposed is unlikely to deliver benefits in terms of providing a range of housing type/tenure or community facilities and accessibility for pedestrians into the centre of Warminster is unsafe. There are no other obvious constraints. On 9<sup>th</sup> January 2025, an outline planning application for residential development (9 units) on the site was granted plan permission.</p> <p><b>No issue/neutral impact</b></p>
3: Land North of Westbury Road	<p>The site is located adjacent to the existing Warminster boundary but would extend the settlement boundary north-east of Westbury Road. The Arn Hill County Wildlife Site is adjacent to the site and would likely be impacted by its development. Westbury Road is a main route (40mph speed limit) which would be unsafe for pedestrians to cross without a dedicated crossing point, which is unlikely to be justified for a development of this scale.</p> <p><b>Possible detrimental impact</b></p>
4: Land at Church Street	<p>The site is comparatively well located to the existing settlement of Warminster and key facilities. There are a number of site sensitivities including flood risk and impacts on heritage assets that may require mitigation, although this is likely to be achievable. The site is relatively well screened from the surrounding area and is of a scale to deliver benefits in terms of housing type and tenure and public open space.</p> <p><b>Some positive impact likely</b></p>
5: Land South of Wren Close	<p>The site lies adjacent to the settlement boundary of Warminster but is reasonably distant from the town centre and existing community facilities. The site is well contained by the A36 and woodland belt to the south however proximity to the road may cause adverse noise effects. The most significant issue is the suitability of access arrangements from Swallow Close/Wren Close and the capacity of the local residential road network to support the level of development proposed.</p> <p><b>Possible detrimental impact</b></p>
8: Land West of Westbury Road (New Farm)	<p>The site is located adjacent to the existing Warminster settlement boundary. Development of the site would comprise a significant urban extension to the town which would be poorly screened from the open countryside to the north-west. Development is proposed away from areas at risk of flooding. The site is of a scale capable of delivering significant benefits in terms of housing type and tenure, community facilities and public open space (although poorly located to serve the leisure needs of the existing community and not safe for regular pedestrian access along Westbury Road). Issues of impact on views and, in particular, existing PROW provision, are significant. There is a live planning appeal for residential development on the site that is awaiting determination.</p> <p><b>Possible detrimental impact</b></p>
	<p>If a smaller scale of development (90 dwellings), as per the Neighbourhood Plan allocation requirement, were accommodated within the southern portion of the site, then the constraints would be reduced. The impact on views would be less because development would be framed within the</p>

Site reference	Assessment summary
	<p>context of the existing business park, the PROW could be retained and the need for screening would be reduced.</p> <p><b>No issue/neutral impact</b></p>
10: Land East of Damask Way	<p>The site is comparatively well located to the existing settlement of Warminster and key facilities. There are a number of site sensitivities including impacts on key viewpoints and biodiversity. Impacts on the adjacent biodiversity site of Smallbrook Nature Reserve would require appropriate mitigation. Access issues associated with previous consents would require resolution although it is understood that the proposed development has addressed these. The site itself provides limited wider benefits to the community.</p> <p><b>No issue/neutral impact</b></p>
11: Land North of Boreham Road	<p>The site is comparatively poorly related to the settlement of Warminster. There are a number of landscape and cultural heritage sensitivities associated with this site, including listed buildings/key views along Boreham Road and the location of the site within a conservation area. The small scale of development would not be able to provide on-site affordable housing or other community facilities as part of the proposals.</p> <p><b>Possible detrimental impact</b></p>
12: Land South of Boreham Road	<p>The site is comparatively poorly related to the settlement of Warminster. There are a number of landscape and heritage sensitivities associated with this site, including listed buildings/key views along Boreham Road and it being located within a conservation area. The small scale of development would not be able to provide on-site affordable housing or other community facilities as part of proposals.</p> <p><b>Possible detrimental impact</b></p>
13: Land East of the Dene (Home Farm)	<p>The site is reasonably well located adjacent to the Warminster settlement boundary with pedestrian access to some facilities. The site is of a scale to deliver benefits in terms of housing type and tenure, community facilities and public open space. There are a number of landscape and heritage sensitivities associated with this site, particularly related to non-designated heritage assets. However, the site promoter suggests residential development would be limited to the north-west areas of the site as design mitigation.</p> <p><b>No issue/neutral impact</b></p>
14: Yew Tree (Boreham Road)	<p>The site is well located within the Warminster settlement boundary and would result in the reuse of brownfield land/existing buildings. There are no significant constraints to the delivery of the site. However, the scale of development would be very small and would not deliver any meaningful benefits in terms of housing type/tenure or community facilities.</p> <p><b>No issue/neutral impact</b></p>
15: Ashley Coombe	<p>The areas of the site proposed for residential development are reasonably well located adjacent to the Warminster settlement boundary however the site is fairly distant from the town centre and existing community facilities. The scale of the site would deliver benefits in terms of housing type and tenure and public open space. The presence of the Waste Treatment Facility acts as a constraint however residential development is proposed in the west of the site, away from the buffer zone.</p> <p><b>No issue/neutral impact</b></p>

**Figure B: Overview of sites**



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

**Site boundary: appraisal rating**

- Significant detrimental impact likely
- Some detrimental impact likely
- Possible detrimental impact or unlikely to contribute positively towards achieving neighbourhood plan objective
- Some positive impact likely or some positive contribution towards achieving neighbourhood plan objective
- No Issue/Neutral impact

**Figure C: Sites 2 - 4 and 6 - 9**



- Primary school
- Warminster railway station

**Site boundary: appraisal rating**

- Significant detrimental impact likely
- Some detrimental impact likely
- Possible detrimental impact or unlikely to contribute positively towards achieving neighbourhood plan objective
- Some positive impact likely or some positive contribution towards achieving neighbourhood plan objective
- No Issue/Neutral impact







Map scale 1:10,000 @ A4



**Figure D: Site 5**





**Site boundary: appraisal rating**

-  Significant detrimental impact likely
-  Some detrimental impact likely
-  Possible detrimental impact or unlikely to contribute positively towards achieving neighbourhood plan objective
-  Some positive impact likely or some positive contribution towards achieving neighbourhood plan objective
-  No Issue/Neutral impact

**Figure E: Sites 1, 10 and 15**



**Site boundary: appraisal rating**

-  Significant detrimental impact likely
-  Some detrimental impact likely
-  Possible detrimental impact or unlikely to contribute positively towards achieving neighbourhood plan objective
-  Some positive impact likely or some positive contribution towards achieving neighbourhood plan objective
-  No Issue/Neutral impact

**Figure F: Sites 11 - 14**



- Primary school
- Secondary school
- Site boundary: appraisal rating**
- Significant detrimental impact likely
- Some detrimental impact likely
- Possible detrimental impact or unlikely to contribute positively towards achieving neighbourhood plan objective
- Some positive impact likely or some positive contribution towards achieving neighbourhood plan objective
- No Issue/Neutral impact

## Chapter 4

### Next steps

**4.1** This report provides an overview of the high level, technical site assessment work undertaken by LUC.

**4.2** The findings of this process do not determine which sites should be allocated in the WNPR. This decision will be informed by community engagement on the site assessment process to be undertaken by the Warminster Neighbourhood Plan Steering Group in 2025.

## **Appendix A**

### **Site assessment matrix**

**A.1** The site assessment matrix is provided as a separate document.

## Appendix B

### Individual site assessments

**B.1** Tables B.1 – B.12 below present the individual site assessments.

Table B.1 Site 1 - Upper Marsh Road

Sustainability criteria	Upper Marsh Road
SHELAA ref	-
<b>Site Location</b>	
Size of site (hectares)	0.75
No of dwellings proposed by promoter	2-3 dwellings on 0.5ha
Theoretical potential nos of dwellings (From 2017 SHELAA): <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul>	<p>48dph would deliver 24 dwellings on the 0.5ha of land promoted for development.</p> <p>48 dph would deliver 36 dwellings on the full 0.75ha site.</p> <p>The land does slope which may reduce the capacity that can be accommodated.</p> <p>On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).</p>
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter.
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Woodland
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	The site is bound by Smallbrook Road to the south and west, with open countryside (Smallbrook Meadows Nature Reserve) beyond. Smallbrook Meadows wraps round to the north, beyond an area of open/undeveloped land (put forward as site ref 10: land east of Damask Way). This open land rises up to the north, reducing any impact of its openness. PROW WARM53 bounds the west of the site, with

<b>Sustainability criteria</b>	<b>Upper Marsh Road</b>
	detached residential properties beyond along Upper Marsh Road. The site has some screening from open countryside to the south due to mature tree/hedge belt within it.
Proximity to existing urban area	The site currently sits outside the Warminster settlement boundary but is adjacent to the existing site boundary to the west.
Site boundary - existing screening where site borders open countryside	The site has some screening to the south from open countryside due to mature tree/hedge belt contained within it. The land to the north slopes steeply down from north to south, with the site sitting at the bottom of the slope. As such, development is unlikely be visible from the wider surrounding countryside to the north.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	At 48dph, the site would deliver some affordable housing (10 dwellings). However, the site is being promoted for the delivery of 2-3 dwellings which would not provide any on-site affordable housing.
Able to provide a range of housing types, sizes and tenures to meet local needs	At 48dph, the site would be able to deliver a reasonable range of housing types and tenures. However, it is promoted for a much smaller number of dwellings which would only provide a very limited range of housing types.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site is unlikely able to accommodate employment use alongside residential development. The site was not promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Loss of community/recreation/cultural facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 1200m to St John's C of E Primary School (within maximum acceptable walking distance). However, there are no footways along Upper Marsh Road / Smallbrook Road (single track rural road) which provides the most direct route.



Sustainability criteria	Upper Marsh Road
Proximity and accessibility of facilities – Secondary School	Approx 2000m to Kingdown Secondary School (within maximum walking distance). However, there are no footways along Upper Marsh Road / Smallbrook Road which provides the most direct route.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1400m from site to town centre via PROW WARM53 / WARM51.
Proximity and accessibility of facilities - Railway Station	Approx 1700m to Warminster Railway Station via PROW WARM53/WARM51.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	The entire site is covered by TPO woodland (2018/00006/WOOD) which would be lost almost entirely if the site were developed.
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC/SSSI is located approx. 50m south of the site, beyond Smallbrook Road. The designation is in close proximity, however the scale of development proposed by the promoter is unlikely to cause significant adverse effects. If there was a larger scale of development proposed then this could have more significant effects.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site is on the other side of the built-up area of Warminster from the SPA and the scale of development proposed means direct mitigation is unlikely to be required.
Presence of environmental designations - other	The deciduous woodland covering most of the site is Priority Habitat which would likely be lost to development. Smallbrook Meadows Local Nature Reserve and County Wildlife Site is located circa 50m north of the site.
Presence of landscape designations (e.g. National Landscape)	Cranborne Chase & West Wiltshire Downs National Landscape is located 0.75km south of the site, beyond the A36. Development of the site is unlikely to have an impact on the setting of the National Landscape as the site is well screened from the south.
Impact on identified views	Development of the site may impact panoramic views from adjacent land to the north (Site ref 10: land east of Damask Way) towards the east and south. However, the topography of the land means it is likely that development will not interrupt these views.

Sustainability criteria	Upper Marsh Road
<b>Heritage</b>	
Proximity to Listed Buildings	There is a grade II listed building (Turnpike Cottage) to the south of the site on the other side of Smallbrook Road. There is some screening provided by existing mature trees and hedgerows on the boundary of the site but it is possible that development could impact the setting of the listed building.
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	No
<b>Transport</b>	
Access to highway	There is no existing vehicular access to the site. Access to the site would need to be established from Smallbrook Road. This is a single track rural road so ensuring necessary visibility at the access point may be challenging, particularly given the fact that the land rises up to the north so any access road is likely to have an incline. Consultation will be required with Wiltshire Council, as highway authority, to determine suitable access arrangements.
Site potential to generate significant additional traffic/congestion	The scale of development proposed (2-3 dwellings) is unlikely to generate significant additional traffic. If 24 dwellings were delivered then this could have an impact on Smallbrook Road. However, it is questionable as to whether this scale of development can be achieved on the site.
Pedestrian access	The site is accessible from Smallbrook Road / Upper Marsh Road. However, these are single track rural road with no existing footways. PROW WARM53 connects the site to Smallbrook Meadows LNR to the north and on towards the town centre via the towpath.
Public rights of way (PROW) present	No PROW runs through the site. WARM53 runs along the western site boundary, connecting Smallbrook Road to Smallbrook Meadows Nature Reserve and on towards the town centre via the towpath.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1.  The junction of Upper Marsh Road and Smallbrook Road is within Flood Zone 3. There may be issues depending on access arrangements, however these should be capable of mitigation.

<b>Sustainability criteria</b>	<b>Upper Marsh Road</b>
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site entirely comprises Grade 3b agricultural land. There would be no loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No
<b>SUMMARY</b>	Majority of the site comprises Priority Habitat / TPO woodland which would likely be lost to development. The small scale of development proposed would not deliver benefits in terms of housing type/tenure or community facilities. A larger scale of growth would be difficult to achieve given the topography of the site and the need for access onto Smallbrook Road, a single track rural road.

Table B.2 Site 2 - Bath Road

Sustainability criteria	Bath Road
SHELAA ref	1030
<b>Site Location</b>	
Size of site (hectares)	0.72
No of dwellings proposed by promoter	9 dwellings on 0.49ha of the site
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	48 dph would deliver 34 dwellings on the full 0.72ha site  48 dph would deliver 23 dwellings on the 0.49ha area of the site promoted for development. However, a smaller scale of development is more likely due to site constraints and surrounding residential densities.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site)
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural - pasture
Relevant recent planning history	PL/2021/10503 - outline planning application for residential development for up to 9 no. dwellings granted planning permission on 9 <sup>th</sup> January 2025.

Sustainability criteria	Bath Road
	Previous planning application (18/02774/FUL) - construction of six dwellings. Private road with gated access. Application refused on the grounds that it conflicts with the Council's plan-led approach to the delivery of new housing sites and insufficient information provided in relation to ecology, landscape and visual, public protection, archaeology, drainage/flood risk.
Surrounding land uses	The site is bounded by Bath Road to the west, with open countryside and rural dwellings beyond. The West Warminster Urban Extension strategic allocation has designated the southern side of Bath Road for future delivery of employment and housing. To the north of the site is open countryside with Warminster Services located on the A36 circa 300m north-west of the site. To the east, the site adjoins Warminster Business Park and there are residential properties located to the south. The site is fairly well screened on all sides with mature trees and hedgerows contained within it. It is not known the extent to which this screening is able to reduce noise from the adjacent employment uses.
Proximity to existing urban area	The site is outside the main Warminster settlement boundary. However, there is an area containing the Warminster Business Park that has its own separate settlement boundary. The site is adjacent to this settlement boundary. Also, the adjacent West Warminster Urban Extension will become part of the expanded main settlement boundary, meaning the site would then form a logical extension of that boundary.
Site boundary - existing screening where site borders open countryside	The site is fairly well enclosed on all sides with mature trees and hedgerows. However, there may be intermittent visibility from the west and from the north in particular due to gaps in screening where it joins the open countryside.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	At 48dph, the site would deliver some affordable housing (9-14 dwellings). However, the site is being promoted for the delivery of up to 9 dwellings total which would not provide any on-site affordable housing.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could only provide a very limited range of housing types.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site is unlikely able to accommodate employment use alongside residential development.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.

Sustainability criteria	Bath Road
Loss of community/recreation/cultural facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 1350m to the Minister C of E Primary School (within maximum acceptable walking distance). There is an existing footway along the north side of Bath Road.
Proximity and accessibility of facilities – Secondary School	Approx 3400m to Kingdown Secondary School. There is an existing footway on the north side of Bath Road.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1700m from site to town centre. There is an existing footway on the north side of Bath Road.
Proximity and accessibility of facilities - Railway Station	Approx 2230m to Warminster Railway Station. There is an existing footway on the north side of Bath Road.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	This site is within the Impact Zone for Bat Species functionally linked to the Bath and Bradford on Avon bat SAC core area. An Appropriate Assessment would therefore be required.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site is on the other side of the built-up area of Warminster from the SPA and the scale of development proposed means direct mitigation is unlikely to be required.
Presence of environmental designations - other	The land adjacent to the site, between the site and the Business Park, comprises Priority Habitat (Traditional Orchard). Development could have an impact on this although could likely be mitigated.
Presence of landscape designations (e.g. National Landscape)	No

Sustainability criteria	Bath Road
Impact on identified views	The site is potentially visible from a key viewpoint which provides panoramic views of the west of the town from Arn Hill. However, the site sits within the context of Warminster Business Park and future development site allocations forming the West Warminster Urban Extension. The mature tree belt in the east of the site is likely to provide screening.
<b>Heritage</b>	
Proximity to Listed Buildings	No
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	No
<b>Transport</b>	
Access to highway	The site promoter suggests access is taken from the driveway serving residential properties to the south of the site. This road and the junction with Bath Road would require upgrading although there would be no issues with visibility. Consultation will be required with Wiltshire Council, as highway authority, to determine suitable access arrangements.
Site potential to generate significant additional traffic/congestion	The scale of development proposed (9 dwellings) is unlikely to generate significant additional traffic.
Pedestrian access	The site is accessible from Warminster centre via the footpath on the north side of B3414 Bath Road (a main route). However, this footway is narrow in parts along a road that has significant levels of traffic, including HGVs. Pedestrian access into town requires navigation across two busy side roads serving the business park. Pedestrian experience along Bath Road may improve with the provisions of the future West Warminster Urban Extension development but this is uncertain.
Public rights of way (PROW) present	No PROW runs through or adjacent to the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	

Sustainability criteria	Bath Road
Agricultural land classification	The site comprises Grade 3b agricultural land. There would be no loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	There is an existing water main through the site. Development would need to be designed to ensure appropriate access to this is retained.
<b>SUMMARY</b>	<p>The site is adjacent to the existing settlement boundary of Warminster however this area of the town comprises the Business Park which is separate from the main settlement area. The future West Warminster Urban Extension is likely to improve the relationship of the site to the town and associated community facilities. The scale of development proposed is unlikely to deliver benefits in terms of providing a range of housing type/tenure or community facilities and accessibility for pedestrians into the centre of Warminster is unsafe. There are no other obvious constraints.</p> <p>On 9<sup>th</sup> January 2025, an outline planning application for residential development (9 units) on the site was granted planning permission. The site cannot therefore be identified as an allocation in the Warminster Neighbourhood Plan Review although it can be identified as a commitment.</p>



Table B.3 Site 3 - Land North of Westbury Road

Sustainability criteria	Land North of Westbury Road
SHELAA ref	793
<b>Site Location</b>	
Size of site (hectares)	2.02
No of dwellings proposed by promoter	n/a
Theoretical potential nos of dwellings (From 2017 SHELAA) : <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul>	38dph would deliver 77 dwellings on the full 2.02ha site. However, a smaller scale of development is more likely due to site constraints and surrounding residential densities.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site)
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites by landowner
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural - grassland
Relevant recent planning history	No relevant recent planning history.

Sustainability criteria	Land North of Westbury Road
Surrounding land uses	The site is bounded by Westbury Road to the south-west, with residential properties beyond. To the south-east and north-west is open countryside/agricultural land and to the north-east the site directly adjoins Arn Hill woodland, at the base of Arn Hill Down. The site is somewhat screened from the open countryside by a dense tree belt.
Proximity to existing urban area	The site currently sits outside the Warminster settlement boundary but is adjacent to the existing site boundary to the south-west.
Site boundary - existing screening where site borders open countryside	The site is enclosed by woodland to the north-east and mature tree belt on the north-western field margin. It is generally well screened where it borders open countryside.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could provide a good number of affordable housing units (30 dwellings), assuming the delivery of 77 units. However, the site has not been promoted for any specific scale of development.
Able to provide a range of housing types, sizes and tenures to meet local needs	Assuming the development of the full site, it could accommodate provision a full range of housing types and tenures.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could accommodate some limited employment use alongside residential development. The site may accommodate small-scale employment use as it is located in a predominantly residential area at the urban edge. However, the site has not been promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver open space/recreation/community facilities within the site. However, the site has not been promoted for this.
Proximity and accessibility of facilities - Primary School	Approx 950m to the Avenue Primary School (within acceptable walking distance). There is pedestrian access along the route with footways on Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.

Sustainability criteria	Land North of Westbury Road
Proximity and accessibility of facilities – Secondary School	Approx 2200m to Kingdown Secondary School. There are footways along Westbury Road / Copheap Lane / Woodcock Road. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1200m from site to town centre. There is pedestrian access along Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Proximity and accessibility of facilities - Railway Station	Approx 1750m to Warminster Railway Station. There is pedestrian access along Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	The site adjoins TPO Arn Hill woodland to the north (W/07/00012/WOOD) which may be impacted by development of the site.
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	This site is within the Impact Zone for Bat Species functionally linked to the Bath and Bradford on Avon bat SAC core area. An Appropriate Assessment would therefore be required.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The SPA is located circa 2km from the site to the north-east, beyond Arn Hill and dependent on the scale of development proposed, mitigation may be required.
Presence of environmental designations - other	The site is adjacent to Arn Hill County Wildlife Site. The Arn Hill woodland area, adjoining the site to the north, comprises Priority Habitat. Development of the site is likely to have impacts on this site. Development could also impact a Protected Road Verge.
Presence of landscape designations (e.g. National Landscape)	No
Impact on identified views	No
<b>Heritage</b>	

Sustainability criteria	
Land North of Westbury Road	
Proximity to Listed Buildings	No
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	Lime Kiln on Arn Hill (LVHA20) is located circa 75m from the eastern site boundary. This is within a wooded area and is screened from the site.
<b>Transport</b>	
Access to highway	There is no existing vehicular access to the site. Access could be taken from Westbury Road at a point where the speed limit is 40mph. There are no obvious visibility issues. Consultation will be required with Wiltshire Council, as highway authority, to determine suitability of access.
Site potential to generate significant additional traffic/congestion	The scale of development assumed (77 dwellings) would generate a reasonable amount of additional traffic along Westbury Road. However, this is a main route and would likely be able to accommodate these additional levels of traffic without causing significant congestion.
Pedestrian access	The site is accessible from Westbury Road, which has an existing footpath on its south side. PROWs run from the boundaries of the site to the south-east and north-west. There is a wide footway on the south side of Westbury Road. However, crossing to this footway without a dedicated pedestrian crossing would be unsafe, given that the speed limit is 40mph at this point. This is unlikely to be justified for a development of this scale, particularly given that there is no other development on this side of Westbury Road.
Public rights of way (PROW) present	No PROW runs through the site. WARM25 runs along the south-western site boundary, connecting north towards Arn Hill. WARM24 runs along the south-eastern site boundary, connecting east to Elm Hill. Both PROWs direct users away from the site so views are unlikely to be impacted.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	

Sustainability criteria	Land North of Westbury Road
Agricultural land classification	The site comprises a mix of Grade 2 and 3 agricultural land. It is uncertain whether the Grade 3 land is classified as grade 3a or 3b, therefore whether it is 'best and most versatile'. However, there would definitely be some loss of best and most versatile soils in the western portion of the site which is Grade 2.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	There is an existing water main through the site. Development would need to be designed to ensure appropriate access to this is retained.
<b>SUMMARY</b>	The site is located adjacent to the existing Warminster boundary but would extend the settlement boundary north-east of Westbury Road. The Arn Hill County Wildlife Site is adjacent to the site and likely impacted by its development. Westbury Road is a main route (40mph speed limit) which would be unsafe for pedestrians to cross without a dedicated crossing point, which is unlikely to be justified for a development of this scale.

Table B.4 Site 4 - Land at Church Street

Sustainability criteria	Land at Church Street
SHELAA ref	303
Size of site (hectares)	4.08
No of dwellings proposed by promoter	60 dwellings on 1.59ha of site
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	38dph would deliver 60 dwellings on the 1.59ha of the site promoted for development. The remaining site area is within areas at risk of flooding so would not be appropriate to consider for residential development. On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site or accommodated within the remainder of the site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential and public open space
Current and previous uses	Private amenity land
Relevant recent planning history	13/05089/FUL - Development of 60 residential dwellings, open space, sustainable urban design, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works. Application refused for multiple reasons: landscape value of site to local residents; limited evidence of design-led approach; insufficient attempt to connect housing to countryside

Sustainability criteria	Land at Church Street
	setting; flaws in plans, FRA and river modelling considered not acceptable; unacceptable layout; no waste audit; absence of agreed contribution mechanism.
Surrounding land uses	The site is bounded by Bath Road and St Denys Church to the south. Warminster School (boarding school and recreation grounds) is located across Bath Road to the south. The site encompasses St Denys Church churchyard/cemetery on three sides. The Were watercourse intersects the site and bounds its northern edge. Portway Field (amenity greenspace located outside the settlement boundary) is located to the north. The site is well screened by mature trees and hedges. To the east and west of the site are residential areas.
Proximity to existing urban area	The site is outside the Warminster settlement boundary but is adjacent to the existing boundary to the south, east and west. The site is located in the gap between the main settlement of Warminster (south), Warminster Business Park (north-west) and the Portway Lane/Hollybush Road residential area of Warminster, which is located beyond Portway Field (north-east).
Site boundary - existing screening where site borders open countryside	The site is well screened from Portway Field by mature trees and hedges to the north along the Were.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could provide a good number of affordable housing units (24 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a good range of housing types and tenures. The site promoter is proposing the delivery of specialist housing for older people within the site.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could theoretically accommodate some limited employment use alongside residential development. The site may accommodate some employment use as it is located in an accessible area of the town and adjacent to existing employment use (Warminster Business Park). However, the site is otherwise surrounded by residential areas and has not been promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.

Sustainability criteria	Land at Church Street
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver open space/recreation/community facilities within the site. 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.
Proximity and accessibility of facilities - Primary School	Approx 680m to the Minister C of E Primary School (within acceptable walking distance). There are footways along the route via Bath Road.
Proximity and accessibility of facilities – Secondary School	Approx 2700m to the Kingdown School. There are footways through the town via the B3414 or Portway Lane.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1000m to Warminster Town Centre. There are footways along Ash Walk / High Street.
Proximity and accessibility of facilities - Railway Station	Approx 1500m to Warminster Railway Station. There are footways along Ash Walk / Market Place / Station Road.
Biodiversity/Environment/Landscape	
Tree Preservation Order (within site/on boundary)	There are a number of individual TPOs within the site boundary located along Dorothy Walk. However, these are not within areas proposed for residential development. Access requirements could avoid TPOs.
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	This site is located outside, but at the edge of, the Impact Zone for Bat Species functionally linked to the Bath and Bradford on Avon bat SAC core area. The River Were adjoins the River Avon SAC/SSSI approx 1.7km downstream and there may be potential for downstream impacts. An Appropriate Assessment may therefore be required.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone however there are built-up areas of Warminster between the site and the SPA and therefore significant effects are not expected.
Presence of environmental designations - other	The site could impact on a green corridor proposed in the draft Neighbourhood Plan Review (GBI corridor no. 4). It would be important to ensure that development preserved this route for wildlife.
Presence of landscape designations (e.g. National Landscape)	No



Sustainability criteria	Land at Church Street
Impact on identified views	No
<b>Heritage</b>	
Proximity to Listed Buildings	The site is located adjacent to the churchyard of the Grade II* listed Parish Church of St Denys. Mature vegetation around the churchyard boundary provides some screening from the site. There is potential for glimpsed view of the site from the church, with potential impacts on its setting however strengthened boundary planting may mitigate these impacts.
Proximity to Conservation Area	The site adjoins the Warminster Conservation Area which lies immediately south of the site, taking in St Denys churchyard. There is potential for glimpsed view of the site from the conservation area, with potential impacts on its setting however strengthened boundary planting may mitigate these impacts.
Proximity to Non-Designated Heritage Assets	<p>Maltings - Culverhouse Barn (LVHA23.1) is located 170m south of the site at Warminster School but this is beyond the church and other buildings. Development of the site is unlikely to affect this asset.</p> <p>The Heritage Assessment carried out by the site promoter indicates that the site is in an area with high archaeological potential. This would need to be assessed in more detail if the site was carried forward for allocation.</p>
<b>Transport</b>	
Access to highway	The site promoter demonstrates access is technically deliverable from Church Street to the east of the St Denys Church Car Park (pre-application enquiry has been undertaken with Wiltshire Council). However, this access road is within areas of the site at risk of flooding. Initial transport assessment work provided by the site promoter also includes options for vehicular access arrangements through the existing church car park to avoid flood risk areas, although this would depend on agreement with the church.
Site potential to generate significant additional traffic/congestion	Initial traffic assessment identifies the site as being within 1000m of a congested corridor and there is potential for increased traffic impacts arising from development. The allocated Warminster West Urban Extension will likely exacerbate road traffic pressures in the west of the town, although mitigation measures associated with the urban extension may also mitigate the impacts from this site.
Pedestrian access	The site is accessible from the north (Portway Lane) and south (Church Street/Ash Walk) via PROW WARM16 (Dorothy Walk). The site adjoins B3414 Bath Road to the south-west, which has an existing footway on the north side.

Sustainability criteria	Land at Church Street
Public rights of way (PROW) present	PROW WARM16 (Dorothy Walk) runs north-south through the site connecting Church Road with Portway Lane. Vehicular access to residential development within the eastern site parcel would need to intersect the existing public footpath however the route of the PROW would be maintained.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is partially located within Flood Zones 2 and 3 which follow the Were. The western land parcel on Church Street is fully within Flood Zone 3 however the site promoter proposes this area comprises Local Green Space and vehicular access. The areas of the site proposed for residential development are located within Flood Zone 1.
Surface water flooding issues	There are small areas of surface water flood risk within the site. However, these are limited to the Were and a small area in the western land parcel (proposed for Local Green Space and potential access arrangements).
<b>Environmental Quality</b>	
Agricultural land classification	The land within the site is classified as 'other' land. There would be no loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No
<b>SUMMARY</b>	The site is well comparatively well located to the existing settlement of Warminster and key facilities. There are a number of site sensitivities including flood risk and impacts on heritage assets that may require mitigation, although this is likely to be achievable. The site is relatively well screened from the surrounding area and is of a scale to deliver benefits in terms of housing type and tenure and public open space.

Table B.5 Site 5 - Land south of Wren Close

Sustainability criteria	Land south of Wren Close
SHELAA ref	3667 (previously part of larger site - 275)
Size of site (hectares)	2.49
No of dwellings proposed by promoter	75 dwellings on full 2.49ha
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	38dph would deliver 94 dwellings on the full 2.49ha site.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Paddock
Relevant recent planning history	No recent planning history.  W/86/01486/OUT - outline application for residential development in 1987. Refused.

Sustainability criteria	Land south of Wren Close
Surrounding land uses	The site is surrounded by residential areas to the north and agricultural land to the west. The A36 and a neighbouring tree belt bounds the site to the south, which may have adverse effects related to noise. The WARM89 byway forms the eastern site boundary, with Warminster Common (open space and informal playing fields) beyond.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary but is adjacent to the existing site boundary to the north.
Site boundary - existing screening where site borders open countryside	The site is well screened from open countryside to the south by the A36 / associated mature woodland belt. The site adjoins open fields to the west however there is some screening provided by the topography of the land and hedgerow/trees along the field margin. Beyond, mature woodland along Cannimore Road provides screening from longer distance views.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could provide a good number of affordable housing units (30 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a full range of housing types and tenures.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could accommodate some limited employment use alongside residential development. Its location in a predominantly residential area may not make it a logical location for employment. The site has not been promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver some open space/recreation/community facilities within the site which would be in a good location to serve the local community. However this is not proposed by the site promoter.
Proximity and accessibility of facilities - Primary School	Approx 1100m to Princecroft Primary School (within maximum acceptable walking distance). There is pedestrian access along South Street.
Proximity and accessibility of facilities – Secondary School	Approx 3400m to Kingdown Secondary School. There are footways along the route via Deverill Road.

Sustainability criteria	Land south of Wren Close
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1800m from site to town centre. There are pedestrian footways along Deverill Road / Weymouth St.
Proximity and accessibility of facilities - Railway Station	Approx 2290m to Warminster Railway Station. There are pedestrian footways along Deverill Road / Weymouth St.
Biodiversity/Environment/Landscape	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	No
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. However, the site is located on the opposite side of Warminster from the SPA and direct mitigation is unlikely to be required.
Presence of environmental designations - other	There is a small area of deciduous woodland Priority Habitat circa 20m the site to the south, next to the A36. Development could be designed t avoid any impact on this.
Presence of landscape designations (e.g. National Landscape)	Cranborne Chase & West Wiltshire Downs National Landscape is located 0.6km south of the site, beyond the A36. Development of the site is unlikely to have an impact on the setting of the National Landscape as the site is well screened from the south by mature woodland along the A36.
Impact on identified views	No.  Development of the site could have an impact on views from Warminster Common. However mature woodland and hedgerow along the byway (WARM89) is likely to provide adequate screening.
Heritage	
Proximity to Listed Buildings	No

Sustainability criteria	Land south of Wren Close
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	Cannimore Road (LVHA22.4) is located circa 170m west of the site. The site is unlikely to be visible from the asset due to topography of the land / mature trees along the road.
<b>Transport</b>	
Access to highway	The site promoter indicates that the site can be accessed via Wren Close and Swallow Close, with the landholding meeting the public highway. Swallow Close would be able to provide safe access to refuse and emergency vehicles. It is doubtful that there is sufficient space at the access point with Wren Close to provide appropriate vehicular access. The suitability of either of these roads to accommodate the scale of development proposed is questionable and would require further assessment. Consultation will be required with Wiltshire Council, as highway authority, to determine suitable access arrangements.
Site potential to generate significant additional traffic/congestion	The scale of development proposed on the site is likely to generate additional traffic. Further assessment would be required to determine the road capacity of the access from Swallow Close/Wren Close which are small residential streets with on-street parking evident (as has the connecting road South Street).
Pedestrian access	The site is accessible from the end of Swallow Close and Wren Close which have existing footways. Byway WARM89 also runs along the eastern site boundary, connecting into South Street and Bradley Road.
Public rights of way (PROW) present	No PROW runs through the site. Byway WARM89 runs along the eastern site boundary, connecting South Street to Bradley Road. The route of the byway would not be affected by development of the site however views from the byway are likely to be.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site entirely comprises Grade 3b agricultural land. There would be no loss of best and most versatile agricultural land.
<b>Deliverability</b>	

Sustainability criteria	Land south of Wren Close
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No
<b>SUMMARY</b>	The site lies adjacent to the settlement boundary of Warminster but is reasonably distant from the town centre and existing community facilities. The site is well contained by the A36 and woodland belt to the south however proximity to the road may cause adverse noise effects. The most significant issue is the suitability of access arrangements from Swallow Close/Wren Close and the capacity of the local residential road network to support the level of development proposed.

Table B.6 Site 8 - Land West of Westbury Road (New Farm)

Sustainability criteria	Land West of Westbury Road (New Farm)
SHELAA ref	3676
Size of site (hectares)	10.45
No of dwellings proposed by promoter	205 dwellings on circa 5ha of the site.
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	<p>40dph would deliver circa 200 dwellings on 5ha of the site.</p> <p>90 dwellings (the full Neighbourhood Plan allocation) could be accommodated on a quarter of the total site (e.g. the southern portion of the site).</p> <p>On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site or accommodated within the remainder of the site).</p>
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter.
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No.
<b>Context</b>	
Development uses proposed	Residential, mixed-use (community hub) and public open space/allotments/play/etc.
Current and previous uses	Agricultural
Relevant recent planning history	PL/2021/09013 - outline planning application for 205 dwellings, community hub, and public space. Decision pending. Committee report recommends the application for approval. Appeal against non-determination lodged February 2024. As of 22 November 2024, inquiry sitting but no expected date for decision.



Sustainability criteria	Land West of Westbury Road (New Farm)
	21/00602/SCR - EIA screening opinion for the proposed development. EIA not required.
Surrounding land uses	The site is bounded by Westbury Road to the east with agricultural land/Am Hill beyond. The railway line forms the western site boundary, with open countryside/Warminster Business Park beyond. The site adjoins residential areas to the south and open countryside to the north. The site has very limited screening from open countryside to the north and west.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary but is adjacent to the existing boundary to the south.
Site boundary - existing screening where site borders open countryside	The site is poorly screened from open countryside to the north and west. There are some areas of mature trees / hedgerow (e.g. along the railway line/field margins) which provide some screening, but the site is highly visible from the western approach to Warminster along Westbury Road and the A350.
Housing	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could provide a significant number of affordable housing units (82 units) assuming the delivery of the scale of development promoted.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a full range of housing types and tenures.
Employment	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could accommodate some employment use alongside residential development. Its location close to the existing Warminster Business Park makes it a suitable location. However, the site has not been promoted for employment use.
Community Facilities and Access to Services	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver open space/recreation/community facilities within the site. The site promoter is willing to do so with the outline planning application, currently at appeal, proposing open space, allotments and a community hub. However, the site is poorly located for the rest of the community to access any provision.

Sustainability criteria	Land West of Westbury Road (New Farm)
Proximity and accessibility of facilities - Primary School	Approx 1450m to The Avenue Primary School (within maximum acceptable walking distance). There is pedestrian access along the route with footways on Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Proximity and accessibility of facilities – Secondary School	Approx 2800m to Kingdown Secondary School. There are footways along Westbury Road / Copheap Lane / Woodcock Road. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 2270m from site to town centre. There is pedestrian access along Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Proximity and accessibility of facilities - Railway Station	Approx 2280m to Warminster Railway Station. There is pedestrian access along Westbury Road / footpath through to Hollybush Road / Portway. Westbury Road is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Biodiversity/Environment/Landscape	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	This site is within the Impact Zone for Bat Species functionally linked to the Bath and Bradford on Avon bat SAC core area. Watercourses within the site adjoin the River Were and then the River Avon SAC/SSSI approx 2.2km downstream and there may be potential for downstream impacts. An Appropriate Assessment would therefore be required. There are no other designations nearby.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The SPA is located circa 2km from the site to the north-east and the scale of development proposed may require direct mitigation.
Presence of environmental designations - other	The site could impact on two green corridors proposed in the draft Neighbourhood Plan Review (GBI corridor nos. 4 and 8). It would be important to ensure that development preserved these routes for wildlife.
Presence of landscape designations (e.g. National Landscape)	No

Sustainability criteria	Land West of Westbury Road (New Farm)
Impact on identified views	The site is likely to be highly visible from the key viewpoint at Arn Hill, which provides panoramic views over the west of the settlement. The development of the site would form an extension to the built up area of Warminster and be within views towards Norridge Wood. However, the site's setting - particularly if built development were limited to the southern part of the site - would be framed to a large degree by the Warminster Business Park and the proposed West Warminster Urban Extension.
<b>Heritage</b>	
Proximity to Listed Buildings	No
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	No
<b>Transport</b>	
Access to highway	Vehicular access could be taken from Westbury Road. Proposals include a masterplan with two access points and the north and south end of the site. There would be no issues relating to visibility.
Site potential to generate significant additional traffic/congestion	The scale of development promoted (205 dwellings) would generate significant additional traffic along Westbury Road. A smaller scale of growth, e.g. to meet the requirement for Warminster of 90 dwellings, would considerably reduce this impact. Westbury Road is of a scale whereby such growth would be unlikely to cause significant congestion.
Pedestrian access	The site is accessible from Westbury Road but there are no existing footways beyond the built up area. PROW WARM18 provides pedestrian access to the south from Ann View, crossing the railway. This would likely require significant upgrading. There is a footway along Westbury Road but this is a busy main route and a straight stretch of road with a 40mph speed limit, making it unsafe for regular pedestrian use.
Public rights of way (PROW) present	PROW WARM18 runs through the site, crossing the railway from Ann View via level crossing and continuing north-west through the site. Development of the site would likely require re-routing of the PROW. The application currently at appeal seeks to divert the PROW and close the level crossing although a detailed solution has not been provided.
<b>Flooding</b>	

Sustainability criteria	Land West of Westbury Road (New Farm)
Within Flood zone 1, 2 or 3 (low risk)	The western portion of the site falls within Flood Zones 2 and 3. The masterplan proposals do not promote these areas of the site for residential development, instead accommodating open space/SuDS/landscape mitigation. The remainder of the site falls within Flood Zone 1. This would ensure such issues could be adequately mitigated.
Surface water flooding issues	The site is generally not likely to be subject to surface water flooding. There are some small areas of risk in the south-west corner of the site, at the railway and following the watercourse.
Environmental Quality	
Agricultural land classification	The site comprises a mix of Grade 3a, 3b and 4 agricultural land. There would be some loss of best and most versatile agricultural land, with Grade 3a areas covering the middle portion of the site.
Deliverability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No
<b>SUMMARY</b>	<p>The site is located adjacent to the existing Warminster settlement boundary. Development of the site but would comprise a significant urban extension to the town which would be poorly screened from the open countryside to the north-west. Development is proposed away from areas at risk of flooding. The site is of a scale capable of delivering significant benefits in terms of housing type and tenure, community facilities and public open space (although poorly located to serve the leisure needs of the existing community and not safe for regular pedestrian access along Westbury Road). Issues of impact on views and, in particular, existing PROW provision, are significant.</p> <p>There is a live planning appeal for residential development on the site that is awaiting determination.</p>

Table B.7 Site 10 -Land East of Damask Way

Sustainability criteria	Land East of Damask Way
SHELAA ref	239
<b>Site Location</b>	
Size of site (hectares)	2.23
No of dwellings proposed by promoter	28 dwellings on 2.23ha
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	38dph would deliver 84 dwellings on the full 2.23ha site. However, a smaller scale of development is more likely due to site constraints, access arrangements and surrounding residential densities.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural - pasture / grassland
Relevant recent planning history	Outline planning permission (17/12348/OUT) granted in 2019 for up to 28 dwellings with new access proposed off Upper Marsh Road. Discharge of conditions and reserved matters application progressed (20/07214/REM) however highways matters

<b>Sustainability criteria</b>	<b>Land East of Damask Way</b>
	remained unresolved. OPP expired April 2022 before issues could be resolved.
Surrounding land uses	The site is surrounded by residential areas to the west and south-west. The site is surrounded by mature woodland areas/pasture to the north, east and south. Smallbrook Meadows Local Nature Reserve adjoins the site to the north with the built-up area of Warminster beyond.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary but is adjacent to the existing site boundary to the west.
Site boundary - existing screening where site borders open countryside	The site is well screened from open countryside to the south by mature woodland on adjacent land bounding the site and beyond Smallbrook Road. The topography/elevation of the site may make it visible from more distant views from the south, although this is uncertain and would require more detailed assessment.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could provide a reasonable level of affordable units (11 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a limited range of housing types and tenures.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site is unlikely able to accommodate employment use alongside residential development. The site was not promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	The nature of the site's topography and existing context means it is not large enough to provide any community/recreation facilities or usable open space.
Proximity and accessibility of facilities - Primary School	Approx 1200m to New Close Primary School (within maximum acceptable walking distance) via footways along WARM53 / WARM85 / Imber Road however crossing Boreham Road (a main route) is required.

Sustainability criteria	
Land East of Damask Way	
Proximity and accessibility of facilities – Secondary School	Approx 2100m to Kingdown Secondary School. There are no footways along Lower Marsh Road / Smallbrook Road which provides the most direct route.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1110m from site to town centre via PROW WARM53 / WARM51.
Proximity and accessibility of facilities - Railway Station	Approx 1600m to Warminster Railway Station via PROW WARM53/WARM51.
Biodiversity	
Tree Preservation Order (within site/on boundary)	The site is surrounded by TPO woodland to the north and south (2018/00006/WOOD). Whilst there would be some loss of trees to provide access, the proposed development would avoid significant impact on the overall TPO.
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC/SSSI is located approx. 50m south of the site, beyond Smallbrook Road. The designation is in close proximity, however the scale of development proposed is unlikely to cause significant adverse effects. If there was a larger scale of development proposed, then this could have more significant effects.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site is on the other side of the built-up area of Warminster from the SPA and the scale of development proposed means direct mitigation is unlikely to be required.
Presence of environmental designations - other	Smallbrook Meadows Local Nature Reserve and County Wildlife Site is located adjacent to the north of the site. Development of the site is likely to have some impact on this designation. Deciduous woodland areas bordering the site to the north and south are Priority Habitat.
Presence of landscape designations (e.g. National Landscape)	Cranborne Chase & West Wiltshire Downs National Landscape is located 0.8km south of the site, beyond the A36. The higher parts of the site may be visible in long distance views due to its elevation, but this is uncertain.
Impact on identified views	The site contains a key viewpoint, providing panoramic views of the surrounding landscape beyond Warminster. Development of the site could result in the loss of this viewpoint location or would place it within a more urbanised context.
Heritage	

Sustainability criteria	
Land East of Damask Way	
Proximity to Listed Buildings	There is a grade II listed building (Turnpike Cottage) circa 60m south of the site on Smallbrook Road. However, the site is well screened due to the topography of the land and mature woodland belt north of Smallbrook Road. Development of the site is unlikely to impact its setting.
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	No
Transport	
Access to highway	In respect of outline planning permission (17/12348/OUT), access was proposed to be taken from Upper Marsh Road. Detailed highway issues were unresolved in the reserved matters application that was subsequently withdrawn. The site promoter has provided up to date access proposals to address these issues. Consultation will be required with Wiltshire Council, as highway authority, to determine suitability of these arrangements.
Site potential to generate significant additional traffic/congestion	The scale of development proposed (28 dwellings) would be unlikely to generate significant additional traffic. In respect of the previous planning consent for the same number of dwellings, no issues were raised by the highway authority.
Pedestrian access	The site is accessible from the existing footpath from Upper Marsh Road, which connects to Damask Way. WARM53 runs through the site from Smallbrook Road, connecting the site to the north to footway network through Smallbrook Meadows LNR and Warminster Lake.
Public rights of way (PROW) present	The site contains PROW WARM53 which connects Smallbrook Road to Warminster Lake Park through the site. Vehicular access to properties would intersect the PROW but its route could be maintained through the site.
Flooding	
Within Flood zone 1, 2 or 3 (low risk)	The site is in Flood Zone 1.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
Environmental Quality	
Agricultural land classification	The site comprises a mix of Grade 3a and 3b agricultural land. Development of the site would result in some loss of best and most versatile agricultural land.



Sustainability criteria	Land East of Damask Way
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No
<b>SUMMARY</b>	The site is comparatively well located to the existing settlement of Warminster and key facilities. There are a number of site sensitivities including impacts on key viewpoints and biodiversity. Impacts on the adjacent biodiversity site of Smallbrook Nature Reserve would require appropriate mitigation. Access issues associated with previous consents would require resolution although it is understood that the proposed development has addressed these. The site itself provides limited wider benefits to the community.

Table B.8 Site 11 – Land North of Boreham Road

Sustainability criteria	Land North of Boreham Road
SHELAA ref	-
<b>Site Location</b>	
Size of site (hectares)	0.18
No of dwellings proposed by promoter	2 to 4 dwellings
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	48dph would deliver 8 dwellings on 0.18ha site. However, a smaller scale of development is more likely due to site constraints, access arrangements and surrounding residential densities.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural
Relevant recent planning history	No recent relevant planning history.

<b>Sustainability criteria</b>	<b>Land North of Boreham Road</b>
Surrounding land uses	The site is adjacent to open countryside on its western boundary. Boreham Road forms the site southern border of the site and there are residential properties to the east. The site is enclosed by mature tree belt along its northern boundary.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary and is not adjacent to the existing site boundary, which is located west along Boreham Road. Development of adjacent land (ref 13: land east of the Dene) would mean the site would form an extension of the settlement boundary.
Site boundary - existing screening where site borders open countryside	The site is well-screened to the north and east by a mature tree belt and also to the south on the other side of Boreham Road. However, the site is open to the countryside to the west.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	Would not provide any on site affordable housing.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could only provide a very limited range of housing types.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site means it would not be able to accommodate employment use alongside residential development. The site was not promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 800m to St. George's Primary School (within acceptable walking distance). There are footways along Boreham Road / Woodcock Road.
Proximity and accessibility of facilities – Secondary School	Approx 1500m to Kingdown Secondary School (within maximum walking distance). There are footways along Boreham Road / Woodcock Road providing pedestrian access.

Sustainability criteria	
Land North of Boreham Road	
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 2350m from site to town centre. There are footways along Boreham Road.
Proximity and accessibility of facilities - Railway Station	Approx 2480m to Warminster Railway Station. There are footways along Boreham Road.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC/SSSI is located approx. 50m south of the site, beyond Boreham Road. Development of the site has the potential to impact this designation.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site is approx. 1.2km from the SPA however the small scale of development is unlikely to require mitigation.
Presence of environmental designations - other	No
Presence of landscape designations (e.g. National Landscape)	No
Impact on identified views	The site is located in close proximity to key viewpoints along Boreham Road. These comprise a series of identified key views of the distinctive walled approach into the town. The development of the site is likely to have some impact on these views, creating a sense of enclosure. There is also potential to impact key views looking north-east from ancient footpath WARM41, where the footpath joins Boreham Road.
Heritage	
Proximity to Listed Buildings	Bishopstrow House Hotel (Grade II listed) is located circa 150m north-east of the site although development is unlikely to impact on this because of the existing screening. There is a listed wall along the south side of Boreham Road circa 60m east of the site. There are a number of scheduled monuments located to the east of the site, within the conservation area.

<b>Sustainability criteria</b>	<b>Land North of Boreham Road</b>
Proximity to Conservation Area	The site is within Bishopstrow Conservation Area. Development of the site could impact the conservation area although could be mitigated through good design.
Proximity to Non-Designated Heritage Assets	Boreham Road - boundary walls, south side (outside Boreham Manor) (LVHA10.4) are located to the west of the site, running along Boreham Road. The Boreham Road boundary walls (north side) (LVHA10.5) may also be impacted by development of the site.
<b>Transport</b>	
Access to highway	Access to the site could be taken from Boreham Road or existing driveways that currently provide access onto Boreham Road. There are no issues with visibility.
Site potential to generate significant additional traffic/congestion	The scale of development is unlikely to create any significant additional traffic.
Pedestrian access	The site is accessible from Boreham Road, which has existing footways on its north side.
Public rights of way (PROW) present	No PROW runs through the site. WARM41 runs along the western site boundary, north running from Boreham Road towards Battlesbury Hill. Site access arrangements could potentially impact the PROW.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is in Flood Zone 1.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site is small but comprises mainly Grade 3a agricultural land. Development of the site would result in loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	No

Sustainability criteria	Land North of Boreham Road
<b>SUMMARY</b>	The site is comparatively poorly related to the settlement of Warminster. There are a number of landscape and cultural heritage sensitivities associated with this site, including listed buildings/key views along Boreham Road and the location of the site within a conservation area. The small scale of development would not be able to provide affordable housing or other community facilities as part of the proposals.

Table B.9 Site 12 – Land South of Boreham Road

Sustainability criteria	Land South of Boreham Road
SHELAA ref	-
<b>Site Location</b>	
Size of site (hectares)	1.41
No of dwellings proposed by promoter	8 to 10 dwellings on 0.34ha
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	48 dph would deliver 16 dwellings on 0.34ha site. However, a smaller scale of development is more likely due to site constraints, access arrangements and surrounding residential densities.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No

Sustainability criteria	Land South of Boreham Road
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	The site is surrounded by countryside to the north, east and south. Residential properties are located to the west along Boreham Road. The river Wyllye is adjacent to the south of the site and mature tree belt along the field margin screens the site on three sides.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary and is not adjacent to the existing site boundary, which is located west along Boreham Road. Development of adjacent land (ref: 13 land east of the Dene) would mean the site would form an extension of the settlement boundary.
Site boundary - existing screening where site borders open countryside	The site is well screened from open countryside to the south and east by mature tree belt along the river Wyllye. However, the site is open to the open countryside to the north beyond Boreham Road.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	Would not provide any on site affordable housing.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could only provide a very limited range of housing types.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site means it would not be able to accommodate employment use alongside residential development. The site was not promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.

Sustainability criteria	Land South of Boreham Road
Opportunity to provide open space/ recreation/ community facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 800m to St. George's Primary School (within acceptable walking distance). There are footways along Boreham Road / Woodcock Road.
Proximity and accessibility of facilities – Secondary School	Approx 1500m to Kingdown Secondary School (within maximum walking distance). There are footways along Boreham Road / Woodcock Road providing pedestrian access.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 2300m from site to town centre. There are footways along Boreham Road.
Proximity and accessibility of facilities - Railway Station	Approx 2430m to Warminster Railway Station. There are footways along Boreham Road.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC/SSSI is located approx. 20m south of the site. Development of the site has the potential to impact this designation.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site is approx. 1.2km from the SPA however the small scale of development is unlikely to require mitigation.
Presence of environmental designations - other	No
Presence of landscape designations (e.g. National Landscape)	No
Impact on identified views	The site is located in close proximity to key viewpoints along Boreham Road. These comprise a series of identified key views of the distinctive walled approach into the town. The development of the site may have an impact on these key views, although this could be mitigated by the existing screening of the site from the road.



Sustainability criteria	Land South of Boreham Road
<b>Heritage</b>	
Proximity to Listed Buildings	There is a listed bridge circa 60m to the east of the site (over the river in the grounds of Bishopstrow House) although development is unlikely to impact on this. There is a listed wall along the south side of Boreham Road circa 60m east of the site. There are a number of scheduled monuments located to the east of the site, within the conservation area.
Proximity to Conservation Area	The site is within Bishopstrow Conservation Area. Development of the site could impact the conservation area although could be mitigated through good design.
Proximity to Non-Designated Heritage Assets	Boreham Road - boundary walls, south side (outside Boreham Manor) (LVHA10.4) are located nearby the site, circa 60m to the west. The Boreham Road boundary walls (north side) (LVHA10.5) may also be impacted by development of the site.
<b>Transport</b>	
Access to highway	Access to the site could be taken from Boreham Road. There is existing agricultural field access. There are no issues with visibility.
Site potential to generate significant additional traffic/congestion	The scale of development is unlikely to create any significant additional traffic.
Pedestrian access	The site is accessible from Boreham Road, although there are no existing footways on the south side of the road so it would be necessary to cross to the north side at a point where the speed limit on Boreham Road is 40mph.
Public rights of way (PROW) present	No PROW runs through or adjacent to the site. PROW BISH6 originates circa 60m to the east, running south from Boreham Road towards Bishopstrow.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is largely within Flood Zone 1. Flood Zones 2 and 3 run along its southern boundary, following the river.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3b agricultural land. There would be no loss of best and most versatile agricultural land.

Sustainability criteria	Land South of Boreham Road
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	There is an overhead line which runs through the west of the site. Development would either have to avoid this or it would have to be re-routed. It is not known how achievable this is.
<b>SUMMARY</b>	The site is comparatively poorly related to the settlement of Warminster. There are a number of landscape and heritage sensitivities associated with this site, including listed buildings/key views along Boreham Road and it being located within a conservation area. The small scale of development would not be able to provide affordable housing or other community facilities as part of proposals.

Table B.10 Site 13 – Land East of the Dene

Sustainability criteria	Land East of the Dene (Home Farm)
SHELAA ref	603
<b>Site Location</b>	
Size of site (hectares)	10.19
No of dwellings proposed by promoter	135 dwellings on circa 3.59ha
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>– 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>– 1.29 - 3.39ha - 38dph</li> <li>– 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	<p>40dph would deliver 143 dwellings on 3.59ha of the site.</p> <p>90 dwellings (Neighbourhood Plan allocation) could be delivered on circa 2.3ha of the site.</p> <p>On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site or accommodated within the remainder of the site)</p>
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	Agricultural
Relevant recent planning history	16/10502/OUT - Outline application for the demolition of existing agricultural building, removal of a section of boundary wall, and residential development of up to 135 dwellings with associated access, landscaping and open space (Reserved matters: Access). Application withdrawn.

<b>Sustainability criteria</b>	<b>Land East of the Dene (Home Farm)</b>
Surrounding land uses	The site is surrounded by residential areas to the west. Boreham Road forms the southern site boundary with individual residential dwellings along it. Bishopstrow Court / Bishopstrow House and the surrounding grounds are located to the east of the site and barracks/training grounds located to the north. Mature tree belt and hedgerow provide some screening of the site from the surrounding open countryside however the whole site is not fully enclosed.
Proximity to existing urban area	The site sits outside the Warminster settlement boundary but is adjacent to the existing site boundary to the west.
Site boundary - existing screening where site borders open countryside	Mature tree belt and hedgerow along field margins provide some screening of the site from the surrounding open countryside. However the whole site is not fully enclosed and the site is likely to be visible from the PROW network/open countryside to the north-east of Warminster.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could deliver a significant number of affordable housing (circa 54 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a full range of housing types and tenures
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could accommodate some limited employment use alongside residential development. The site may accommodate small-scale employment use as it is located in a predominantly residential area at the urban edge. However, the site has not been promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver considerable open space/recreation/community facilities within the site. The site promoter is willing to do so with an outline masterplan for open space/allotments/a community orchard to be accommodated within the southern portion of the site. Being on the edge of the settlement, the site is not well located for the wider community to access these facilities.
Proximity and accessibility of facilities - Primary School	Approx 400m to St. George's School (within desirable walking distance). There are footways along Woodcock Road and pedestrian access is proposed from the site to connect to the Dene.

<b>Sustainability criteria</b>	<b>Land East of the Dene (Home Farm)</b>
Proximity and accessibility of facilities – Secondary School	Approx 1000m to Kingdown Secondary School (within acceptable walking distance). There are footways along Woodcock Road and pedestrian access is proposed from the site to connect to the Dene.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 2400m from site to town centre. There are footways along Boreham Road.
Proximity and accessibility of facilities - Railway Station	Approx 2700m to Warminster Railway Station. There are footways along Boreham Road.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC/SSSI is located approx. 50m south of the site, beyond Boreham Road. Development of the site has the potential to impact this designation.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. It is a large site less than a kilometre from the SPA and therefore direct mitigation is likely to be required.
Presence of environmental designations - other	The site could impact on a green corridor proposed in the draft Neighbourhood Plan Review (GBI corridor no. 7). It would be important to ensure that development preserved this route for wildlife.
Presence of landscape designations (e.g. National Landscape)	No
Impact on identified views	The site is located in close proximity to key viewpoints along Boreham Road. These comprise a series of identified key views of the distinctive walled approach into the town, which bounds the south of the site. Development of the site also may impact key views from ancient footpaths (WARM 40 and WARM41). Residential areas are proposed to be limited to the northern portion of the site, further from landscape/heritage sensitivities. However, proposed residential areas may be visible and access arrangements may impact these views. The site is also likely to be highly visible from key panoramic viewpoints at Battlesbury Hill and Middle Hill, which overlook the eastern part of Warminster.

Sustainability criteria	Land East of the Dene (Home Farm)
<b>Heritage</b>	
Proximity to Listed Buildings	Bishopstrow House Hotel (Grade II listed) and associated scheduled monuments are located circa 150m east of the site although any impact would likely be capable of mitigation. There are two Grade II listed properties south of the site on Boreham Road and at the Grange Farm to the west of the site although the proposed layout places open space nearest to these properties.
Proximity to Conservation Area	The site adjoins Bishopstrow Conservation Area to the east. Mitigation of impacts on the conservation area may be possible depending on site layout and landscape mitigation. The development of the site will affect the gap between Warminster and Bishopstrow. However, the site promoter suggests development is contained to the north-west of the site and the southern portion is left as open space to maintain the settlement gap and potentially mitigate effects on the conservation area.
Proximity to Non-Designated Heritage Assets	There are a number of non-designated heritage assets surrounding the site, including the Boreham Road boundary walls and the Grange. Development of the site may impact these assets. In particular this would affect the wall, part of which would have to be removed to create access.
<b>Transport</b>	
Access to highway	The site promoter proposed access is taken from Boreham Road, near PROW WARM41. The impact on the PROW could potentially be mitigated although access would require removal of part of a wall that is a non-designated heritage asset. The scale of development proposed could present an issue for access onto a main route at a point where the speed limit is 40mph. Consultation will be required with Wiltshire Council, as highway authority, to determine suitability of proposed access arrangements.
Site potential to generate significant additional traffic/congestion	The scale of development proposed is likely to generate additional traffic. The impact on the local road network in terms of congestion is unlikely to be significant.
Pedestrian access	The site is currently accessible from the south of the site via Boreham Road / PROW at the Grange (WARM40). The site promoter proposes additional pedestrian access points to adjoin WARM40 are provided from the Dene and Grange Lane.
Public rights of way (PROW) present	PROW WARM40 runs through the site from Grange Lane to WARM41. WARM41 bounds the site to the east, running north from Boreham Road towards Battlesbury Hill. Access arrangements from Boreham Road may impact the PROW.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is in Flood Zone 1.

Sustainability criteria	Land East of the Dene (Home Farm)
Surface water flooding issues	The site is generally not likely to be subject the surface water flooding. There is a small area of risk in the south west of the site, south of Grange Farm however development is not proposed in this area.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises a mix of 'other' land and Grade 3a agricultural land. There would therefore be some loss of best and most versatile land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	There appears to be an overhead line which runs north-south through the site from the south-east corner.
<b>SUMMARY</b>	The site is reasonably well located adjacent to the Warminster settlement boundary and pedestrian access to some facilities. The site is of a scale to deliver benefits in terms of housing type and tenure, community facilities and public open space. There are a number of landscape and heritage sensitivities associated with this site, particularly related to non-designated heritage assets. However, the site promoter suggests residential development is limited to the north-west areas of the site as design mitigation.

Table B.11 Site 14 – Yew Tree (Boreham Road)

Sustainability criteria	Yew Tree (Boreham Road)
SHELAA ref	-
<b>Site Location</b>	
Size of site (hectares)	0.08
No of dwellings proposed by promoter	2 dwellings
Theoretical potential nos of dwellings: <ul style="list-style-type: none"> <li>- 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>- 1.29 - 3.39ha - 38dph</li> <li>- 3.40ha+ - 40dph</li> </ul> (From 2017 SHELAA)	<p>48 dph would deliver 3 dwellings. However, there is an existing building on the site and assuming this is converted into one dwelling, as suggested by the site promoter, there is limited space available for new development beyond one additional detached dwelling. There may be potential for the existing building (former pub) to be divided (e.g. two flats) to deliver higher density development.</p> <p>On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).</p>
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential
Current and previous uses	The site comprises a former public house ('The Yew Tree') which has been vacant for circa 7 years. There is the existing pub building at the front (north) of the site and remainder comprises a parking area, small outbuilding and pub garden to the rear.
Relevant recent planning history	No relevant recent planning history.



<b>Sustainability criteria</b>	<b>Yew Tree (Boreham Road)</b>
Surrounding land uses	The site is surrounded by residential properties to the west, a car dealership to the east and open countryside to the south. The site is well screened from the open countryside by mature tree belt to the south. To the north, St. George's playing field is located across Boreham Road.
Proximity to existing urban area	The site is within the Warminster settlement boundary.
Site boundary - existing screening where site borders open countryside	The site is well screened from open countryside by mature trees and hedges to the south.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	Would not provide any on site affordable housing.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could only provide a very limited range of housing types.
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The size of the site means it would not be able to accommodate employment use alongside residential development. The site was not promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	The development of the site for residential would result in the change of use and loss of a former public house. However, the property has been vacant for circa 7 years and there are a number of pubs nearby that are trading.
Opportunity to provide open space/ recreation/ community facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 450m to St George's Primary School (within desirable walking distance). There are footways along Boreham Road and Woodcock Road however crossing Boreham Road (a main route) is required.
Proximity and accessibility of facilities – Secondary School	Approx 1200m to Kingdown Secondary School (within maximum walking distance). There are footways along Boreham Road and Woodcock Road however crossing Boreham Road (a main route) is required.

<b>Sustainability criteria</b>	<b>Yew Tree (Boreham Road)</b>
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1700m to Warminster Town Centre. There are footways along Boreham Road.
Proximity and accessibility of facilities - Railway Station	Approx 1800m to Warminster Railway Station. There are footways along Boreham Road and Station Road.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC / SSSI is located approximately 125m to the south of the site. The scale of development is unlikely to have an impact on the designated site.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. The site location and scale of development is unlikely to require mitigation.
Presence of environmental designations - other	The River Wylde Local Nature Reserve is located approximately 75m to the south-west of the site. The small scale of development is unlikely to have significant adverse impacts on this designation, assuming policy compliance and appropriate mitigation.
Presence of landscape designations (e.g. National Landscape)	No
Impact on identified views	The site is located in close proximity to key viewpoints along Boreham Road. These comprise a series of identified key views of the distinctive walled approach into the town. The development of the site is unlikely to adversely impact the views from/along the road, assuming redevelopment of the existing pub building is in character with the surrounding area.
<b>Heritage</b>	
Proximity to Listed Buildings	No
Proximity to Conservation Area	No

<b>Sustainability criteria</b>	<b>Yew Tree (Boreham Road)</b>
Proximity to Non-Designated Heritage Assets	Spurt Mead water meadow (LVHA21.4) is located 50m south of the site. However, this is well screened by mature woodland to the south of the site and unlikely to be impacted by development.
<b>Transport</b>	
Access to highway	There is existing vehicular access to the site from Boreham Road. The existing driveway and parking area served the former public house.
Site potential to generate significant additional traffic/congestion	The scale of development is unlikely to create any significant additional traffic.
Pedestrian access	There is existing pedestrian access to the site from Boreham Road. However, the pavement along the south side of Boreham Road is narrow in places to the east and west of the site (e.g. in front of car dealership).
Public rights of way (PROW) present	No PROW runs through or adjacent to the site
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	A small portion of the southern extent of the site is located within Flood Zones 2 and 3. However, this area is not proposed for development but would accommodate the garden of the second dwelling.
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site is brownfield land within the an 'urban' land classification. There would be no loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A

Sustainability criteria	Yew Tree (Boreham Road)
<b>SUMMARY</b>	<p>The site is well located within the Warminster settlement boundary and would result in the reuse of brownfield land/existing buildings. There are no significant constraints to the delivery of the site. However, the scale of development would be very small and would not deliver any meaningful benefits in terms of housing type/tenure or community facilities.</p>

Table B.12 Site 15 – Ashley Coombe

Sustainability criteria	Ashley Coombe
SHELAA ref	3242, 3702, 3703
<b>Site Location</b>	
Size of site (hectares)	9.70
No of dwellings proposed by promoter	79 dwellings on 2.85ha of the site. The remaining 6.85ha is proposed for public open space, biodiversity enhancements and allotments.
Theoretical potential nos of dwellings (From 2017 SHELAA) : <ul style="list-style-type: none"> <li>– 0 - 1.29ha - 48 dwellings per hectare (dph)</li> <li>– 1.29 - 3.39ha - 38dph</li> <li>– 3.40ha+ - 40dph</li> </ul>	40dph on the full 9.7ha would deliver 388 dwellings. However, if only 2.85ha is suitable for development then a theoretical density of 38dph on 2.85ha would deliver 108 dwellings.  On-site provision of 20% BNG and/or phosphate mitigation may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site or accommodated in the remainder of the site).
Is the site available, i.e.. is the landowner willing to release the site?	Yes - call for sites promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Residential, public open space and allotments
Current and previous uses	Agricultural
Relevant recent planning history	No recent planning history. Historic application for residential development on the northern portion of the site - W/85/00166/OUT. Application refused.

Sustainability criteria	Ashley Coombe
Surrounding land uses	The site is surrounded by residential properties to the north and west, with open countryside to the south and east. There is limited screening at the east of the site to the open countryside, due to the topography of the land and limited planting. The Sewage Treatment Works is located circa 150m east of the eastern site boundary however is circa 275m from the areas of the site proposed for housing development to mitigate adverse effects related to noise. Circa 180m to the south of the site is the A36.
Proximity to existing urban area	The site is outside the Warminster settlement boundary but is adjacent to the boundary on its northern and western sides. The areas proposed for residential development would not extend beyond the surrounding built-up areas to the east or south.
Site boundary - existing screening where site borders open countryside	There is limited screening to the east of the site. However, a mature tree belt provides screening along the southern site boundary. The area proposed for development is potentially visible from the Henfords Marsh area due to the topography of the land and gaps in screening.
<b>Housing</b>	
Able to accommodate affordable housing (40% on sites of 10+ dwellings)	The site could deliver a reasonably significant number of affordable housing units (circa 31 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a full range of housing types and tenures
<b>Employment</b>	
Able to accommodate small, flexible, mixed use employment space in an accessible location.	The site could accommodate some limited employment use alongside residential development. The site may accommodate small-scale employment use as it is located in a predominantly residential area at the urban edge. However, the site has not been promoted for employment use.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No loss of community/recreation/cultural facilities.
Opportunity to provide open space/ recreation/ community facilities	There is potential for the site to deliver open space/recreation/community facilities. The site promoter is willing to do so with proposed public open space / allotments in the middle portion of the site.
Proximity and accessibility of facilities - Primary School	Approx 2100m to Princecroft Primary School. There are footways along the route via Marsh St / Brook St.

Sustainability criteria	
Ashley Coombe	
Proximity and accessibility of facilities – Secondary School	Approx 2800m to Kingdown Secondary School. There are no footways along Lower Marsh Road / Smallbrook Road, which provide the most direct route.
Proximity and accessibility of facilities - Town Centre (junction of High Street and Weymouth Street)	Approx 1950m to Warminster Town Centre. There are pedestrian footways along Deverill Road / Weymouth St.
Proximity and accessibility of facilities - Railway Station	Approx 2450m to Warminster Railway Station. There are pedestrian footways along Deverill Road / Weymouth St.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No
Ancient woodland	No
Presence of environmental designations - SSSI/SAC	The River Avon SAC / SSSI is located approximately 280m to the east of the site, beyond the Waste Treatment Facility. Given the distance from the site and proposed housing areas, it is not likely to have an impact on this designation.
Presence of environmental designations - SPA	The site is within the Salisbury Plain SPA Mitigation Zone. However, the site is located on the opposite side of Warminster from the SPA and direct mitigation is unlikely to be required.
Presence of environmental designations - other	No
Presence of landscape designations (e.g. National Landscape)	Cranborne Chase & West Wiltshire Downs National Landscape is located 0.4km south of the site, beyond the A36. Development of the site is unlikely to affect the designation due to screening along the A36.
Impact on identified views	The site contains two key viewpoints. One looking SW from Ashley Coombe overlooking Hendsford Marsh and another panoramic 180-degree view from path looking north to east (WARM58). Development of the site may impact these views. However, these views are oriented east and could be maintained from the open space east of the proposed residential area.
Heritage	
Proximity to Listed Buildings	Butler's Coombe Farmhouse (Grade II) is located circa 70m to the south of the site). However, the farmhouse is well screened from the site by mature tree belt and hedges and development of the site is unlikely to affect its setting.

<b>Sustainability criteria</b>	<b>Ashley Coombe</b>
Proximity to Conservation Area	No
Proximity to Non-Designated Heritage Assets	Butler's Coombe Farmhouse (LVHA33) is located circa 70m to the south of the site). However, the farmhouse is well screened from the site by mature tree belt and hedges and development of the site is unlikely to affect its setting.
<b>Transport</b>	
Access to highway	Vehicular access would be taken to the north and south land parcels from Fanshaw Way and Ashley Coombe, respectively. The existing housing developments have maintained agricultural access at these points.
Site potential to generate significant additional traffic/congestion	The scale of development proposed (78 dwellings) is likely to generate additional traffic, however this would be split between the two land parcels. Exact impact on the local road network is uncertain.
Pedestrian access	Pedestrian access will be provided to the north and south land parcels from Fanshaw Way and Ashley Coombe, respectively. PROW58 would be maintained to connect the two land parcels proposed for residential development.
Public rights of way (PROW) present	PROW WARM59 runs east-west along the southern site boundary. PROW WARM58 runs north-south through the site connecting WARM59 to Lower Marsh Road. The site promoter states that WARM58 will require minor re-routeing, but the footpath link would be retained through the part of the site promoted for public open space. Key views from the PROW to the east would likely be maintained.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is in Flood Zone 1.
Surface water flooding issues	The site is generally not likely to be subject to surface water flooding. There is a small area of surface water flood risk in the middle of the site, next to the properties on Ashley Coombe. This portion of the site is not proposed for development.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises a mix of Grade 1, 2, 3a and 3b agricultural land. Developable parcels at the north and south fall largely within Grade 1 and 2. Development of the site would result in loss of best and most versatile agricultural land.
<b>Deliverability</b>	



Sustainability criteria	Ashley Coombe
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	There is a low voltage electricity line crossing part of the site close to the southern boundary. This will require partial diversion for the delivery of the site.
<b>SUMMARY</b>	The areas of the site proposed for residential development are reasonably well located adjacent to the Warminster settlement boundary however is fairly distant from the town centre and existing community facilities. The scale of the site deliver benefits in terms of housing type and tenure and public open space. The presence of the Waste Treatment Facility acts as a constraint however residential development is proposed in the west of the site, away from the buffer zone.