
Planning Statement

Applicant: Selwood Housing Society

Date: April 2025

Site: Alcock Crest, Warminster BA12 8NF

Proposal: Erection of 14 No. affordable residential dwellings with associated works following demolition of 36 No. existing residential flats.



Contents

Sections

- 1.0 Introduction
- 2.0 Planning Context
- 3.0 Summary of Proposals
- 4.0 Planning Policy Context
- 5.0 Planning Assessment
- 6.0 Planning Balance and Conclusions

1.0 Introduction

- 1.1 PlanningSphere are instructed by the freehold owner, the Selwood Housing Society, to submit a full planning application for the erection of 14 No. affordable residential units and associated works following the demolition of 36 No. existing flats in two blocks, which currently occupy the site.
- 1.2 The existing flats have come to the end of their economic lives. They require extensive repairs and replacement of elements of the building superstructure. This, combined with the general aging of the buildings and future anticipated maintenance / improvement costs (NB. to comply with the Decent Homes Standards and future energy targets), has rendered the buildings as being uneconomic to repair and refurbish for C21 occupation.
- 1.3 Over the last year Selwood Homes have undertaken an iterative process of engagement with tenants and have supported residents in finding alternative homes. The site is now vacant.
- 1.4 The application has been informed by a pre-application enquiry with Wiltshire Council, local community engagement (as documented in the accompanying Statement of Community Engagement), and a context and technical assessment across a range of disciplines.
- 1.5 The application seeks permission to redevelop the site and provide 5no. two-bed houses, 5no. three-bed houses, and 4no. one-bed flats, all of which will have allocated parking. All homes will be for affordable rent or ownership, or social rent. Social rent tenure will be contingent upon receipt of grant funding from Homes England.
- 1.6 This Planning Statement sets out the planning context, a summary overview of the proposals, the planning policy context, and a planning assessment. The enclosed finalised full planning application comprises the following:
 - Planning application Fee: £8,890.00 (Plus a Planning Portal administration fee of £85.00)
 - Site Location Plan: BBA
 - Architectural Drawing Pack (8 No. drawings/plans) BBA
 - Drainage Plan: Tumu
 - Lighting Plan: Designs for Lighting
 - Tree Protection Plan: Tim Pursey
 - Affordable Housing Statement: PlanningSphere/Selwood Housing
 - BNG Metric and Ecological Impact Assessment: Johns Associates
 - Design and Access Statement: BBA
 - Drainage Strategy: Tumu
 - Lighting Assessment: Designs for Lighting
 - Nutrient Neutrality and Mitigation Strategy: WCI
 - Planning Statement: PlanningSphere
 - Statement of Community Engagement: PlanningSphere/Selwood Housing
 - Tree Survey, Arboricultural Method Statement and Arboricultural Impact Assessment: Tim Pursey
 - Waste Minimisation Statement: PlanningSphere

2.0 Planning Context

(i) Site Description and Context

- 2.1 The application site extends to 0.38ha and lies within an established residential area approximately 1km from Warminster town centre. The existing site accommodates 36 No. flatted dwellings in two blocks. To the north, east and west of the site are areas of gravel and hard-standing with a brick and wood boundary fence separating the site from the street. To the rear/south there are private gardens associated with the flats. To the west of the site, areas of tarmac and concrete provide hard standing for parking which was allocated to the residents of the existing flats. To the east of the site are private gardens with hedged boundaries. Central to the site is an area of public amenity grassland with an avenue of trees.
- 2.2 The site is bounded to the north by Alcock Crest, a quiet residential street which serves the estate. To the east and west are C20 terraced houses and their gardens. An area of open green space lies to the north west. To the south, the boundary of the site backs on to a large area of public open space with a small play area, characterised by grassland, trees and scrub. A public right of way segregates the site, connecting Alcock Crest to the play area and open space, as well as informal footpaths which traverse the open space.



Fig. 1 Aerial showing the site in relation to its immediate surroundings. The redline denotes the approximate site boundary.

(ii) Site Location and Accessibility

- 2.3 Warminster is a market town offering a range of services and facilities including primary and secondary schools, a leisure centre, various shops and restaurants, and a range of employment opportunities. Regular bus services to the town centre can be found on West

Parade and Brook Street (approximately 275m north and 150m south of the site). Further local bus services and regular train services with connections to Westbury (London), Bath, Bristol and Salisbury are available from the centrally located train station.

(iii) Site-specific Planning History

- 2.4 Planning history relates to a pending prior notification application for demolition. Demolition in advance of the grant of the redevelopment application will enable the site to be prepared for development and will reduce the health and safety risks, and associated costs, for Selwood Housing.

Reference	Description	Decision
PL/2025/02093	Demolition of 2 No. residential blocks of flats	Pending

- 2.5 Further arboricultural information has been requested and submitted and at the time of writing an Extension of Time has been granted with the expectation that the demolition decision will be issued prior to 9th May 2025.

(iv) Pre-Application Enquiry (ENQ/2024/00693)

- 2.6 A pre-application enquiry was submitted to the Council in May 2024. The presented scheme consisted of 17 No. affordable dwellings, comprising of 11 No. 3 bedroom houses and 6 No. 2 bedroom houses. The key points raised were as follows:
- The site was noted to be located within the limits of development for the town.
 - A request was made for dwellings to be well designed and provide a range of type, tenures and sizes. The normal preference for in-curtilage parking was noted as not achievable for the site
 - It was also requested that 85% of the affordable dwellings should meet NDSS space standards and the scheme should include M4(2) dwellings
 - Due to the site's location within the 6.4km buffer zone of the Salisbury Plain SPA and within the River Avon SAC, it was noted that an Appropriate Assessment will need to be undertaken.
 - A request was made for surveys to be undertaken to determine if the proposal could result in adverse effects to wildlife species.
 - It was concluded that the proposal would result in no harm to the adverse setting of the conservation area and nearby listed buildings.
 - It was concluded that there was sufficient space within the site for there to be no concerns with overlooking, overshadowing or overbearing. However, it was also recommended that the scheme was reviewed and revised to minimise this possibility further.
 - It was requested that the PROW which runs through the site is safeguarded and existing connections to the POS are retained.
 - Objections were received from the Councils Urban Design and Arboriculture Officer.
- 2.7 Following submission of the pre-application enquiry, A Tree Preservation Order (TPO) was placed on several of the trees on the site (TP/2024/00021) without prior consultation with Selwood Housing.



Fig. 2 Extract from the proposed site plan submitted as part of the Pre-Application Enquiry. The proposals have been reviewed and amended in response to the Pre-application feedback received.

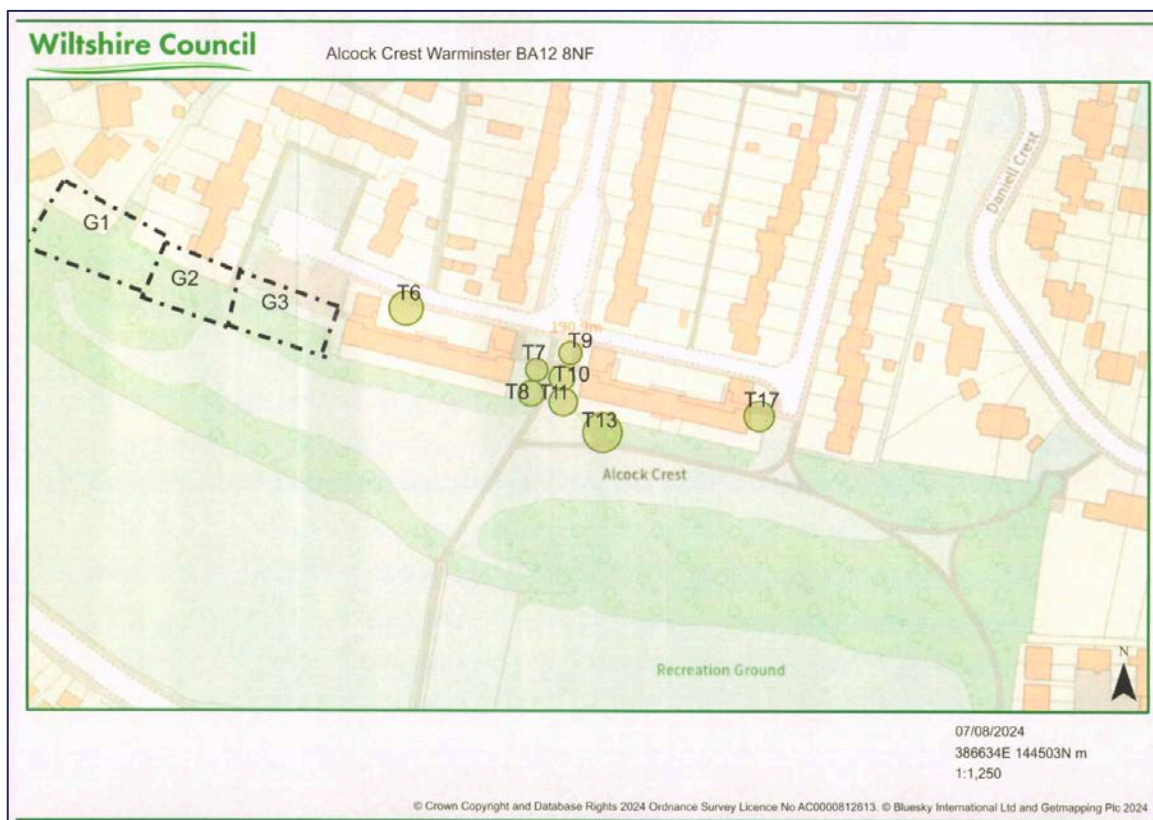


Fig. 3 Extract from the Tree Protection Order identifying those trees which are subject to a TPO; 5No. Ornamental Cherry, 1No. Field Maple and 1No. Silver Birch. References G1, G2 and G3 refer to groups of Beech Trees which fall outside of the site.

(v) Pre-application Community Engagement

- 2.8 Over the past year, Selwood Housing has been supporting households living in the flats to find alternative accommodation. On this basis, the engagement with tenants has been iterative and comprehensive, and has been undertaken in accordance with guidance set out in the National Planning Policy Framework (NPPF), legislation in the Localism Act, and Wiltshire Council's own recommendations for pre-application community engagement. The consultation feedback received has been limited but most respondents have accepted the need to redevelop site. For further information on the consultation process, please refer to the enclosed Statement of Community Engagement.

3.0 Summary of Proposals

(i) Summary of the full planning application proposals

- 3.1 The Design and Access Statement provides an overview of the full planning application proposals. All elements of the design have also been informed by a suite of technical studies and assessments, as identified in the Validation Schedule.
- 3.2 In summary, the proposals seek to provide 14 No. new affordable residential units, with allocated resident and visitor car parking, cycle and bin storage, and private gardens (for 12 No. units). The units will take the form of 5 No. two-bed houses, 5 No. three-bed houses and 4 No. one-bed flats, and will be for either affordable rent or ownership, or social rent. The proposals also seek to retain existing protected trees, areas of amenity grassland and the PROW which transects the site. The scheme has been informed by the relevant national and local policy, as well as the pre-application enquiry and public consultation.



Fig. 4 Extract from the proposed site plan showing the layout of the new dwellings.

- 3.3 The proposed dwellings have been developed in association with Selwood Housing and are based on their 'standard' house types. The buildings are simple in form with an appearance that takes precedent from the local vernacular. The housing is of a medium density and has been limited to two-storeys to minimise impact on the privacy and amenity of neighbouring properties. All dwellings will comply with Approved Document Part M Volume 1 in respect of accessibility.

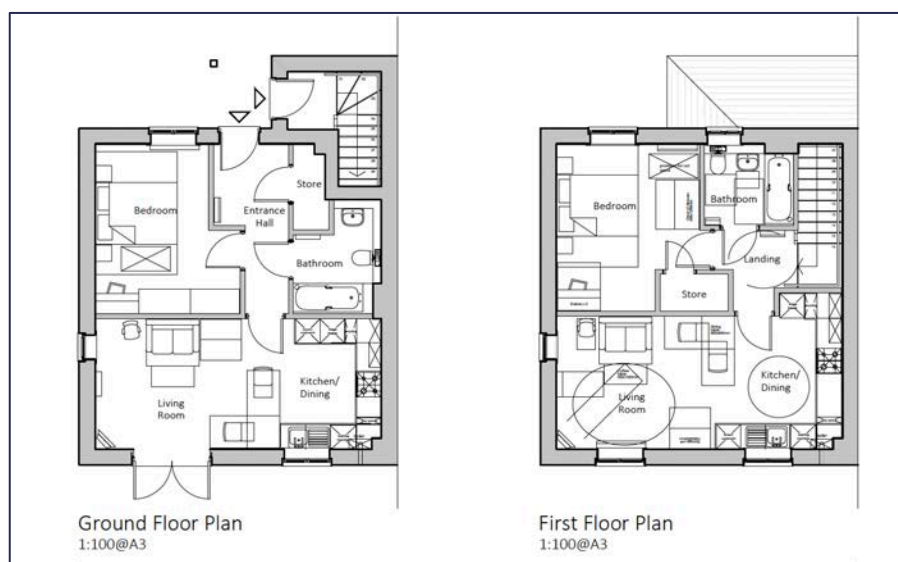
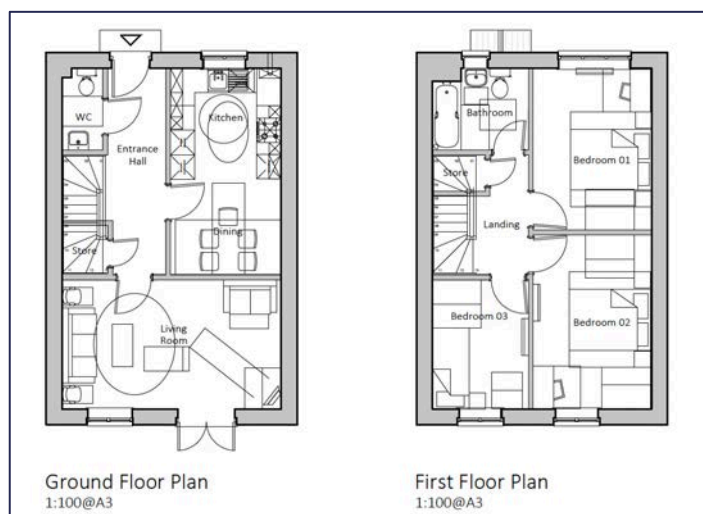
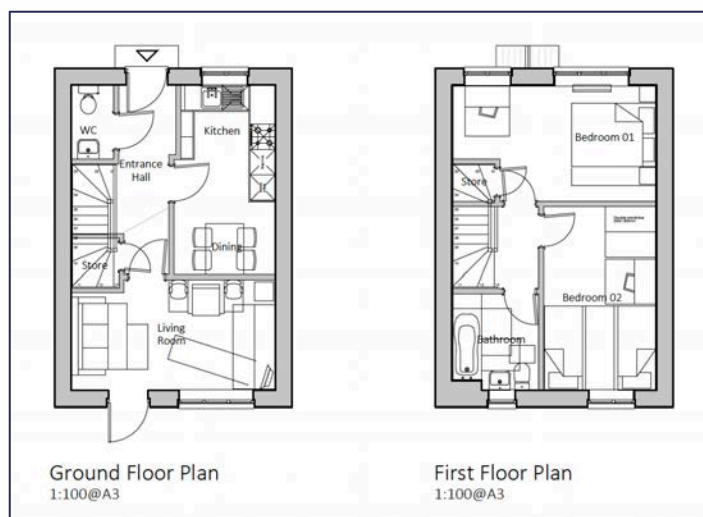


Figure. 5 Extracts from the Floor Plans of the proposed house types, including House Type A (2-bed house) (top); House Type B (3-bed house) (middle), and House Type C (one-bed flat) (bottom).



Fig. 6 Extract from the proposed Site Sections showing the form of the proposed dwellings



Fig. 7 Illustrative 3d visuals of the proposed scheme.

3.4 The key scheme metrics are summarised below:

- Residential quantum: 14 No. dwellings.
- Dwelling typology: taking the form of 5 No. two-bed houses, 5 No. three-bed houses and 4 No. one-bed flats.
- Tenure Mix: 14 No. affordable units, of which 4 will be affordable ownership and 10 will be affordable/social rent. (Social rent tenure will be contingent upon receipt of grant funding from Homes England.)
- Total proposed residential floor area: 1,002.5 sqm GIA.
- Proposed vehicular parking spaces: 29 No. spaces, including 5 No. visitor spaces
- Proposed cycle parking: 34 No. spaces, located within front or rear gardens.
- Bin Storage: located within front or rear gardens

4.0 Planning Policy Context

(i) Development plan

- 4.1 The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocation Plan (2020); and the Warminster Neighbourhood Plan (2016).

(ii) Applicable Designations

- 4.2 The application site lies within the Settlement Framework Boundary for Warminster (CP1) where Warminster is identified as a market town which has the ability to support sustainable patterns of living.
- 4.3 The nearest listed building to the site is the grade II listed Former Workhouse (Sambourne Hospital): approximately 475m from the site, with additional listed buildings at a similar distance to the south. The town's Conservation Area (CP58) is approximately 125m to the northwest.
- 4.4 The site falls within an Affordable Housing Zone (CP43) where affordable homes should make up 30% of new developments of over 5 dwellings.
- 4.5 The Fore Street Play Area which lies 100m south of the site is identified in the West Wiltshire Leisure and Recreation plan which is identified in Appendix D of the Wiltshire Core Strategy and a saved policy of the former West Wiltshire District Local Plan (2004).

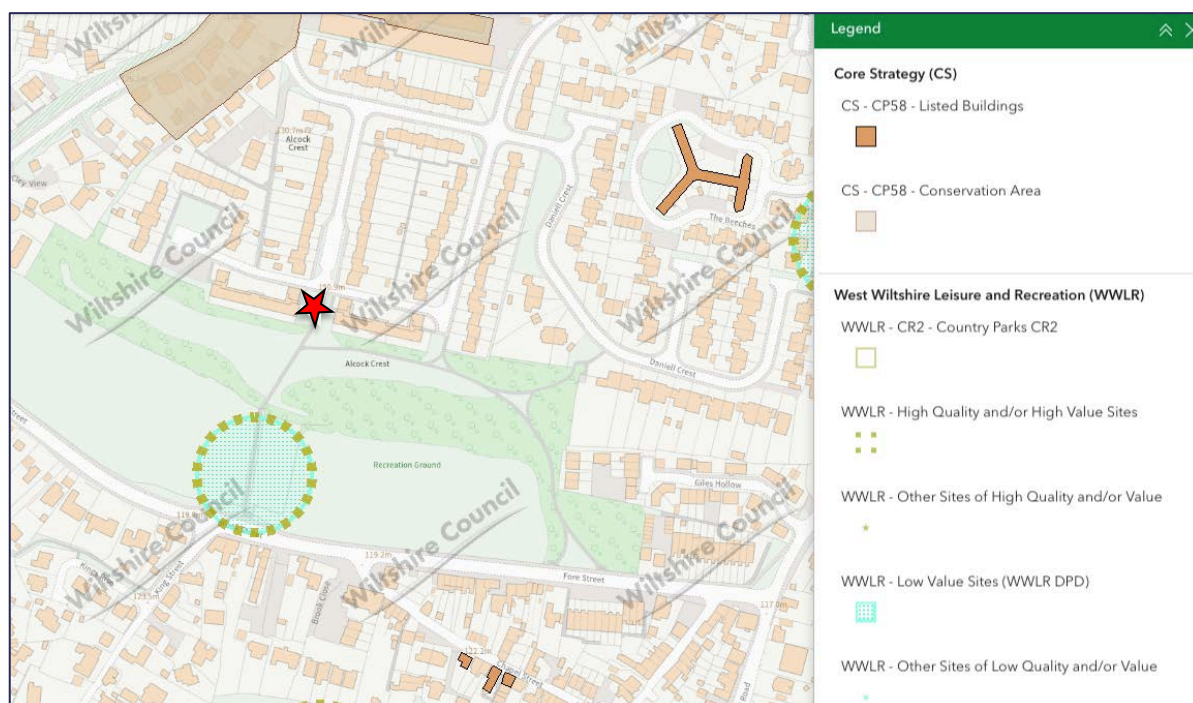


Fig.8 Extract from Core Strategy Interactive Planning Map showing the extent of the Warminster Conservation Area (shaded beige), and listed buildings (shaded brown). Sites identified as the high quality for leisure and recreation (as per the WWLR) are edged by the hatched green line. The site is marked by a red star.

(iii) Wiltshire Core Strategy (2015)

4.6 The following core policies are applicable to this application:

- **Core Policy 1: Settlement Strategy**, where Warminster is identified as a Market Town, and development is recognised in its role to help sustain and enhance services and facilities, promote better levels of self-containment and create viable sustainable communities.
- **Core Policy 2: Delivery Strategy**, which sets out the delivery strategy in delivering homes in sustainable locations, as well as limiting the need for development on Greenfield sites.
- **Core Policy 31: Warminster Area Strategy**, which recognises Warminster as one of the larger employment centres and a location for new strategic employment growth. An increase in future housing is recognised as helping to facilitate a delivery of improved services and facilities within the town. There is also a commitment to deliver 1920 new homes in Warminster during the plan period.
- **Core Policy 41: Sustainable Construction**, setting standards for sustainable construction, including for conversions and retrofitting.
- **Core Policy 43: Providing Affordable Homes**, setting targets (30% in Warminster) for expected provision of affordable housing for sites with five or more dwellings.
- **Core Policy 45: Meeting Wiltshire's Housing Needs**, ensuring that new development addresses local housing need.
- **Core Policy 50: Biodiversity and Geology**, ensuring that proposals accord with ecological requirements and best practice
- **Core Policy 51: Landscape**, where development needs to conserve and enhance landscape character, including the character of settlements.
- **Core Policy 57: Ensuring High Quality Design and Place Shaping**, including having regard to the compatibility of adjoining buildings and uses, and the amenities of existing occupants.
- **Core Policy 58: Ensuring the Conservation of the Historic Environment**, where development is required to be sensitive to heritage assets.
- **Core Policy 60: Sustainable Transport**, through planning development in accessible locations and promoting sustainable transport alternatives.
- **Core Policy 61: Transport and New Development**, where new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- **Core Policy 64: Demand Management**, including approaches to residential car parking standards where new development will be based on minimum parking standards.
- **Core Policy 67: Flood Risk**, where new development will include measures to reduce rainwater run-off and improve rainwater infiltration where possible.
- **Core Policy 69: Protection of the River Avon SAC**, where new development will need to incorporate measures during construction and operation to avoid and prevent pollution.

(iv) Wiltshire Housing Site Allocation Plan (WHSAP) (2020)

4.7 The WHSAP was adopted in February 2020. There are no applicable policies to the subject site other than the revised settlement boundary.

(v) Warminster Neighbourhood Plan (2016)

- 4.8 The Warminster Neighbourhood Plan was made in November 2016 and represents the community's vision, objectives and land use policies for the town and surrounding area. The key criteria for new housing developments is the requirement for sensitive development which protects and enriches the landscape and built environment, to be integrated into existing infrastructure and facilities, and to protect conservation areas. There is recognition for a need of a mixture of housing types, sizes and affordability that meets the needs of the town's diverse population. New developments should be closely and sympathetically integrated with the rest of the town and encouraged to follow the Building for Life 12 industry standard as well as the Code for Sustainable Homes.
- 4.9 The following policies are applicable to the proposals:
- **Policy E5: Surrounding Environment** New developments should respect local character. The provision of green space that enhances its surroundings will be supported. Improvements to the natural environment, green space and biodiversity will be supported.
 - **Policy GA4: Rights of Way:** Public rights of way will be protected and their enhancement will be supported. Improvements to pedestrian and cycle access to the countryside will be supported.

(vi) Environment Agency Flood Map for Planning

- 4.10 The application site falls within Flood Zone 1. A review of the Government's Long Term Flood Risk shows a no risk of surface water flooding on site. The area of Public Open Space to the south of the site is partially identified as Water Storage, an area of engineered land designed to hold water.



Fig. 9 Extracts from the Government's Flood Map for Planning showing the location of the site (red star) in relation to Flood Zones 2 and 3 (dark blue shading in the image to the left), and surface water flooding and flood storage (light blue shading and hatching in the image to the right).

(vii) Wiltshire Local Plan Review

- 4.11 A Regulation 19 Draft Plan was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. A Planning Inspector has been appointed to undertake an independent examination into the soundness and legal compliance of the Plan. The Inspectors' initial questions to Wiltshire Council were published on the 7th March 2025 to which the Council has since responded. It remains to be

clarified whether or not the plan will proceed as proposed and / or will require major modifications to be capable of being found sound. No weight at present can be ascribed to the draft development management policies.

(viii) National Planning Policy Framework – NPPF

4.12 National planning policy and guidance is set out in the NPPF (December 2024) and web-based guidance in the NPPG (from 2014). There is a strong focus upon housing delivery and bringing vacant previously developed land and buildings back into beneficial use.

4.13 The following paragraphs within the NPPF are relevant:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a sufficient supply of homes
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed beautiful places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

4.14 The following paragraphs are of particular relevance to the proposals:

Para. 66. Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures

Para. 73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. ... To promote the development of a good mix of sites local planning authorities should...
d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...

Para. 124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para. 125. Planning policies and decisions should:

...

(c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land

(d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively

Para. 129. Planning policies and decisions should support development that makes efficient use of land, taking into account;

(a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

(b) local market conditions and viability;

(c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

(d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

(e) the importance of securing well-designed, attractive and healthy places.

(ix) National Planning Policy Guidance – NPPG

- 4.15 National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed.

(x) Nationally Described Space Standards (DCLG: March 2015)

- 4.16 The DCLG issued space standards in March 2015 and updated these in the May 2016. The space standards represent a technical planning standard which is a material consideration in the assessment of planning applications.

(xi) Building for Life 12 (as referred to by the Warminster Neighbourhood Plan)

- 4.17 The 'Building for Life' is the industry standard for well-designed homes and neighbourhoods. Building for a Healthy Life 12 is a new iteration, launched in 2023, and acts as a design toolkit for neighbourhoods, streets, homes and public places. The toolkit has been reviewed and has informed the design proposals.

(xii) Code for Sustainable Homes (as referred to by the Warminster Neighbourhood Plan)

- 4.18 The Code was launched in 2010 and is an environmental assessment method for rating and certifying the performance of new homes. It was the national standard for use on the design and construction of new homes. The Code has since been withdrawn (2015) and replaced by new streamlined national technical standards, all of which have been reviewed and have informed then proposals.

(xiii) Wiltshire Local Transport Plan Car Parking Strategy (2011-2026)

- 4.19 The Local Transport Plan outlines the Council's approach to managing transport in a way that supports local needs, and growth and sustainability goals. A new plan, covering the period up to 2038, is currently being drafted.
- 4.20 The Council's Car Parking strategy sets out the parking standards. The minimum car parking standards are set out in the table below:

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

(xiv) Wiltshire Local Cycling and Walking Plan (2022)

- 4.21 The active travel parking standards and design guide states that cycle parking should be protected from the weather and be in a lockable enclosure, where bicycles can be removed in any order and are not required to be carried down a flight of stairs. There should be one space per bedroom, although alternative provision can be sought where this is not possible.

C3 Dwelling houses and flats	All areas	1 covered space per bedroom for up to 3 bedroom dwellings or Houses in Multiple Occupation (HMOs). 3 covered spaces per unit for 4 bedroom dwellings. 4 covered spaces per unit for 5 bedroom dwellings, (etc) + 1 visitor space per 20 bedrooms.
		Exceptions may be made for certain types of special needs housing. In these cases, the number of visitor spaces will still apply, but the cycle spaces for residents may be replaced by mobility scooter or adapted cycle spaces. Housing for the active elderly should include cycle parking provision at the standards set out above. In some cases, where change of use is sought, the appropriate standards may be physically impossible. In these cases, on-street (secure, covered) provision should be provided i.e. in a residential hanger. If it is not possible to provide an on-street space then a contribution will be sought to provide a space in a hangar elsewhere i.e. to 'off-set' the cycle parking requirement. Design standards in 2.i. must be followed.

(xv) Wiltshire Design Guide SPD (2024)

- 4.22 The Wiltshire Design Guide was launched to ensure new developments, particularly new housing developments, are of consistent and high-quality standard of design. The Guide is a Supplementary Planning Document, running parallel with the Wiltshire Core Strategy, and elaborates on Core Policy 57:

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the

locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i) enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii) the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii) responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
- iv) being sympathetic to and conserving historic buildings and historic landscapes*
- v) the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*
- vi) making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii) having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- viii) incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix) ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*
- x) the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- xi) taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future*
- xii) the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- xiii) the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*

- 4.23 The Guide has been structured around the 10 characteristics of design, reflecting the National Design Guide, as well as responding to local priorities and expectations. The Guide has been reviewed and has informed the design proposals.

(xvi) Other Legislation

- 4.24 The following legislation is relevant to the application:
- Town and Country Planning Act 1990, as amended
 - Environment Act 2021
 - Planning (Listed Building and Conservation Areas) Act 1990

(xvii) Wiltshire Housing Land Supply

- 4.25 At the time of writing, Wiltshire Council can only demonstrate 2.02 years of housing land supply. Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum.

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

(i) Principle of Development

- 5.2 The application site has an established residential use in the form of 36 No. flats. The flats have since been vacated and are currently waiting demolition as they now require extensive repair or refurbishment. The landowner, Selwood Housing, proposes to redevelop the site to provide 14 No. new sustainable, affordable homes designed to meet local needs. Para. 124 of the NPPF states that decisions should promote an effective use of land in meeting the needs for homes, while safeguarding and improving the environment, and ensuring safe and healthy living conditions. The NPPF also recognises the role of windfall, small and medium sites in meeting local housing need (Paragraphs 73 and 125).
- 5.3 The site falls within the Settlement Framework Boundary for Warminster (Wiltshire Core Strategy (WCS) Policy CP1), in an established residential area with good connections to the town centre, public transport and local facilities. Warminster is identified in the Local Plan as a market town, where development is recognised in its role to help sustain and enhance services and facilities, promote better levels of self-containment and create viable sustainable communities (CP1).
- 5.4 To the north, east, and west of the application site are C20 terraced homes. To the south is public open space, with residential areas beyond. The Warminster Neighbourhood Plan (WNP) states that the key criteria for new housing developments is the requirement for sensitive development which protects and enriches the landscape and built environment. The Plan goes on to state that new developments should be integrated into existing infrastructure and facilities and should protect conservation areas. Policy E5 of the WNP states that development should respect local character, and the NPPF (para. 129) states that planning decisions should support development that takes into account an area's prevailing character. The proposals are in-keeping with the local vernacular, with the proposed dwellings matching adjacent properties in form and material. An active frontage along Alcock Crest will be retained, along with the avenue of trees and the PROW and access to the public open space to the south of the site, in line with Policy GA4 of the Neighbourhood Plan.
- 5.5 The principle of redeveloping the site with modern sustainable homes is in full compliance with WCS Policy CP1, the Warminster Neighbourhood Plan and the NPPF, strongly supporting the provision of new housing in accessible (sustainable) locations.

(ii) Heritage Considerations

- 5.6 The designated Conservation Area and numerous grade II listed buildings within the town, reflect Warminster's rich history. The application site has no direct inter-visibility with any of the aforementioned designated heritage assets as the site is surrounded by low-density C20 development. Therefore, the proposals have a neutral impact on the setting of designated heritage assets. On this basis, it is considered that the proposal accords with WCS Policy 58, the Warminster Neighbourhood Plan, Section 16 of the NPPF, and applicable heritage legislation.

(iii) Sustainability Considerations

- 5.7 The Design and Access Statement sets out the applicant's approach to sustainability. There is a commitment to develop a Sustainability Strategy which will include passive design measures, utilizing a fabric first approach, coordinating building services, collaborating to reuse and reduce wastage, and considering life-cycle costs.

(iv) Transport

- 5.8 The application site is located in an accessible location. The application site benefits from a highway fallback position associated with the existing site. On the basis that the proposal will result in a cumulative reduction in overall bed spaces/dwellings there is likely to be commensurate reduction in traffic generation in comparison to the existing fallback position.
- 5.9 The proposal makes provision for 24 No. car parking spaces for the residents and an additional 5 No. car parking spaces for visitors. Secure cycle parking provision is proposed for each unit (36 No. spaces). The proposed car and cycle parking is in line with the Wiltshire Local Transport Plan Car Parking Strategy minimum standards.
- 5.10 The proposal layout has been track-tested and makes adequate provision for servicing and deliveries.
- 5.11 On this basis, the proposal accords with WCS Policies 60, 61 and 64.

(v) Residential amenity

- 5.12 Following an assessment of the pre-application advice received from the Council, the proposals have been reviewed and amended to eliminate the potential for overlooking, overshadowing or overbearing such that the privacy of and amenity of future residents within the development, and residents in existing adjacent dwellings proximate to the site, will be safeguarded.
- 5.13 The new dwellings will offer generous levels of natural light and will provide a safe and comfortable living standard (NB. exceeding the National Described Space Standards). They will benefit from direct access from a quiet residential street, where natural surveillance from the existing and proposed development contributes to a safe environment. All dwellings will comply with Approved Document Part M Volume 1 (NB. accessible). They have been developed in line with Building for Life 12 (as referenced by the Warminster Local Plan).
- 5.14 On this basis, the proposals are considered to be in compliance with WCS Policy 57.

(vi) Arboriculture

- 5.15 The application submission includes an Arboricultural Survey and a Method Statement (AMS), Tree Protection Plan (TPP) and Arboricultural Impact Assessment (AIA) in accordance with the relevant British Standard. It is recommended that a compliance condition is imposed requiring the prior erection of the Tree Protection Fencing and for the works to be undertaken in accordance with the AMS. This will ensure the preservation of the retained protected trees.

(vii) Drainage

- 5.16 The application is accompanied by a Drainage Strategy. The Strategy concludes that a formal Flood Risk Assessment is not required due to the low flood risk and the site being less than 1.00ha in area.
- 5.17 The proposed development allows for surface water to be intercepted and attenuated by permeable paving and associated sub-base, before making use of the existing private surface water drain which discharges to a culverted main river, south of the site. The new drainage system will restrict surface water outfall to 6 l/s. Micro-drainage network calculations conclude that no flooding will occur for the 1 in 100 rainfall event with a 45% allowance for climate change.

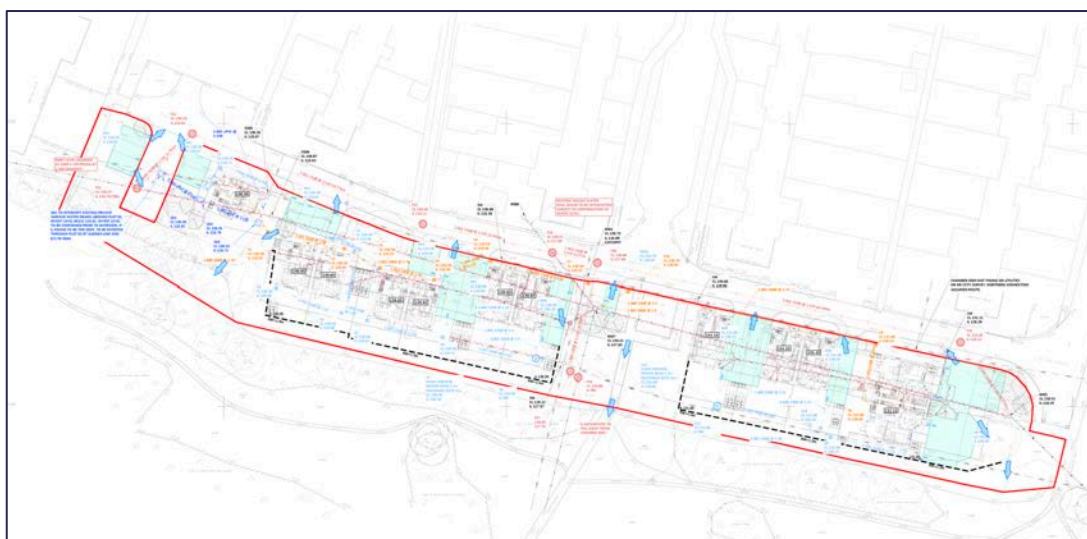


Fig. 10 Extract from the Drainage Strategy showing proposals for both surface water and foul water discharge.

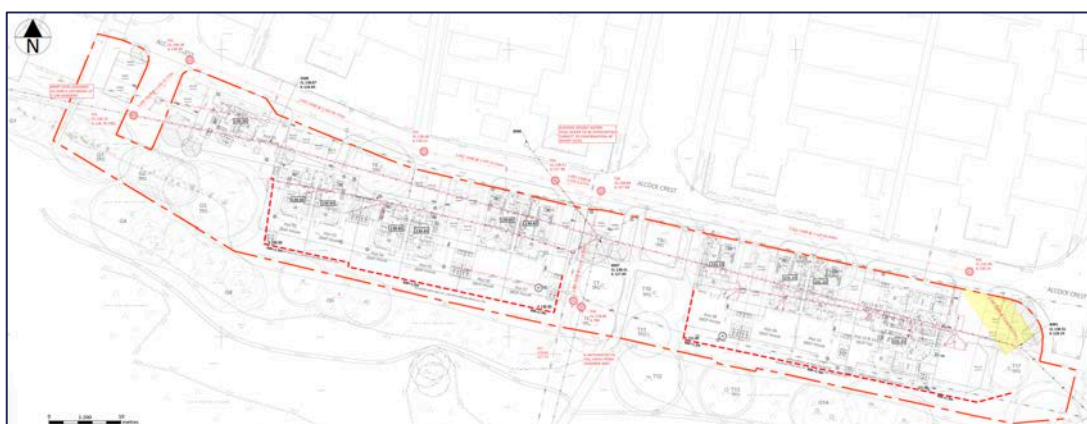


Fig. 11 Extract from the Sewer Diversion Plan, showing proposals for the sewer diversion required to enable the development.

- 5.18 Wessex Water have confirmed that there is capacity on the existing sewerage infrastructure for foul water. A s.185 sewer diversion will be required, to divert the existing foul sewer through Alcock Crest to remediate conflict between an existing buried sewer and the proposed redevelopment of the site.

- 5.19 It is concluded that the development can be undertaken in a sustainable manner without increasing the flood risk to the proposed development or to existing properties/systems and is therefore in full compliance with WCS Policy 67 and Section 14 of the NPPF.

(viii) Ecology

- 5.20 An Ecological Impact Assessment has been submitted as part of the application to: identify the ecologically significant impacts of the proposals; identify measures to avoid or mitigate; assess any residual effects; to offer, where necessary compensation measures; and, to identify opportunities for ecological enhancement. The assessment also includes the results from a BNG Assessment which was undertaken for the site.



Fig. 12 Baseline UKHab Habitat Plan showing the various existing habitats on site.



Fig. 13 Post-Development UKHab Habitat Plan showing the various habitats proposed following development.

- 5.21 It is concluded that no negative significant effects will occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or operational stages of the proposed development.
- 5.22 A range of positive significant effects on biodiversity will arise through the development proposals with a measurable gain in habitats. The proposals will deliver a significant 11.45% Biodiversity Net Gain in line with national and local policy as well as best practice. It is recommended that both a CEMP and LEMP are produced, both of which can be secured by planning conditions. On this basis, the proposal is therefore in accordance with WCS Policy 50, Section 15 of the NPPF and applicable environmental legislation.

(ix) Lighting

- 5.23 A Lighting Report and Lighting Strategy accompany the application, outlining a suitable approach for the purposes of amenity and wayfinding that also considers the sensitivity of nearby human, environmental and ecological receptors.



Fig. 14 Extract from the Indicative Light Spill Diagram showing the location of luminaires and horizontal light spill. Details regarding vertical illuminance (lux) can be found in the accompanying Lighting Report.

- 5.24 Emerging Policies 88, 91, 92, 93 and 98 of the Wiltshire Local Plan Pre-Submission Draft 2020 – 2038 (Regulation 19) published September 2023 have been addressed by directing light down, allowing no upward light and limiting mounting heights to prevent light spill on sensitive receptors. Furthermore, motion sensor controls ensure light is only on when required for a limited time and luminaires will be of a warm colour temperature of 2700 Kelvin for the benefit of light sensitive species. The proposals are therefore in full compliance with development plan policy (WCS Policy 50), national policy, Industry Guidance and wildlife legislation.

(x) Nutrient Neutrality

- 5.25 A Nutrient Neutrality Assessment and Mitigation Strategy was undertaken to inform the proposals for development. Nutrient neutrality is a requirement for planning permission for river catchment areas affected by high levels of phosphorous, as indicated in the Natural England advice letter for proposed developments, dated 16 March 2021. The development site lies within the hydrological catchment of the River Avon and is subject to Phosphate Neutrality requirements.
- 5.26 The applicant has sought advice from Wiltshire Council in respect of a 'fallback' position in the event that demolition permitted by the Prior Notification approval is implemented in advance of the determination of the full planning application. The planning case officer has confirmed that the baseline nutrient neutrality position for the site relates to its pre-demolition position, i.e. as per the Existing Site Plan 4464-3-301. This is the basis upon which the enclosed Nutrient Neutrality and Mitigation Assessment Statement (NNAMS) has been prepared.
- 5.27 The NNAMS concludes that the development will generate a residual total phosphorous load of -0.95kg.TP/yr without any mitigation in place. Due to the reduction in occupation posed by the reduced number of housing units, the proposed development will subsequently be 'nutrient neutral' meaning that the development can be permitted without impacting on the condition of River Avon. Therefore, the Council will be able complete the required Habitat Regulations Assessment on the basis of no requirement for additional mitigation for Natural England approval.

(xi) Affordable Housing

- 5.28 An Affordable Housing Statement has been submitted as part of the application. The applicant and owner of the site is a Registered Social Landlord. The policy provisions for affordable housing state that there is a requirement for the proposals to include 30% affordable dwellings on site. This equates to the provision of 4 No. dwellings. The applicant proposes to provide all dwellings as affordable units in the affordable rent or ownership tenure. In the event that grant aid is provided by Homes England a proportion of the homes could be provided as social rent. The proposals exceed the requirements of national policy, and WCS Core Policies 43 and 45, and will contribute towards meeting a demonstrable need for new affordable housing provision in Warminster. The affordable housing can be secured in perpetuity through a planning obligation.

(xii) Waste Management Strategy

- 5.29 A Waste Management Strategy has been developed as part of the proposals. The enclosed Waste Minimisation Statement highlights the key principles of waste management that are proposed to be implemented during the design, construction, and occupation stages, allowing for the movement of waste up the 'waste hierarchy'. Overall, the proposal will be designed to maximise opportunities for reducing and re-using waste, as well as encourage the recycling of materials. In addition, the proposal has incorporated and is consistent with the relevant national and local waste planning policy, and the principles of sustainable development. Further details can be requested as planning conditions. The approach is therefore in full compliance with WCS Policies 1, 5, and 6, as well as the Wiltshire Council's Guidance for Developers and national policy.

6.0 Planning Balance and Conclusion

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The application seeks to redevelop the site to 14 No. new energy-efficient affordable homes suitable for family occupation. The proposals have been informed by pre-application consultation with the Council and the local community, an area context assessment and a suite of technical studies and assessments, as identified in the Validation Schedule.
- 6.3 The housing type and tenure has been informed by local demand assessments and will make a valuable contribution to housing supply whilst also being aligned with local housing need.
- 6.4 The net reduction in the quantum of proposed development relates to the proposed housing typology and site constraints, including the Tree Preservation Order that was imposed by the Council in response to the pre-application enquiry. The resultant scheme is considered to make effective use of a previously developed site in accordance with the requirements of the NPPF and will deliver a high-quality scheme of redevelopment suitable for G21 occupation.
- 6.5 The site is in a highly sustainable location, with the proposals posing no detriment to the amenity of the neighbouring properties. The provision of resident and visitor car parking, bicycle parking and waste/recycling storage are all in line with Wiltshire Council standards.
- 6.6 The proposal will contribute towards the vitality and vibrancy of the neighbourhood, replacing a building which has reached the end of its economic life.
- 6.7 In summary, the proposal will deliver the following benefits that support the overall planning balance that weighs in favour of granting planning permission:
- Provision of 14 No. dwellings that will make a contribution in meeting local housing need and, of which, 100% of which will be affordable homes.
 - Bringing a derelict site into viable long-term residential use that will add vitality to the neighbourhood.
 - Construction phase expenditure that will support contractors and a local supply chain.
 - Post-development Council Tax revenue and expenditure from future residents in the local economy.
- 6.8 In accordance with Paragraph 11c of the NPPF, the Council is respectfully requested to grant planning permission.