
Statement of Community Engagement

April 2025

Applicant: Selwood Housing Society

Date: April 2025

Site: Alcock, Warminster, Wiltshire, BA12 8NF

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

Site: Westleigh, Warminster, Wiltshire, BA12 8NH

Proposal: Erection of 4 No. affordable residential dwellings with associated works following demolition of 16 No. existing residential flats.



1.0 Introduction

- 1.1 This Statement of Community Engagement sets out the approach undertaken by the applicant, the Selwood Housing Society, in engaging with the local community and stakeholders in respect of the proposed development of 14 No. new affordable residential units at Alcock Crest, Warminster and 4 No. new affordable units at Wesleigh, Warminster.
- 1.2 Selwood Housing is a Registered Provider who own and manage over 7,000 homes for rent and shared ownership in the south west. Selwood Housing (formerly the West Wiltshire Housing Society) took over the two application sites in 2001 as part of a large scale voluntary transfer of housing stock from the former West Wiltshire District Council. In January 2024, Selwood Housing made the decision to demolish the existing flats on the sites in response to the scope and cost of repairs that were needed.
- 1.3 Over the past year, Selwood Housing has been supporting households living in these flats to find alternative accommodation. On this basis, the engagement with tenants has been iterative and comprehensive.
- 1.4 The proposals for the site are to demolish the existing flats which have now come to the end of their economic life and provide 5no. two-bed houses, 5no. three-bed houses and 4no. one-bed flats at Alcock Crest and 4 No. three-bed houses at Westleigh. All proposed units will be for affordable or social rent, the latter of which is subject to the awarding of grant from Homes England
- 1.5 A pre-application enquiry was submitted for each site in 2024, followed by a Prior Notification Demolition Application for each site in February 2025. Throughout the process Selwood Housing have proactively shared information and held discussions with the local community and stakeholders. This has been undertaken in accordance with guidance in the National Planning Policy Framework (NPPF), legislation in the Localism Act, and Wiltshire Council's own recommendations for pre-application discussion.
- 1.6 This report gives details of consultation activity undertaken prior to the planning application being submitted, as well as an overview of feedback received from stakeholders. It should also be noted that pre-application engagement has been undertaken with Wiltshire Council, as summarised in the Planning Statement.

2.0 Consultation Process

(i) Planning Policy Context

2.1 Development plan and national planning policy encourage applicants to engage with the local community prior to submitting a planning application. Details of this are included in:

- National Planning Policy Framework (December 2024)
- Localism Act (2011)
- Wiltshire Council's Statement of Community Involvement

(ii) Selwood Housing's Approach to Consult

2.2 Selwood Housing are committed to working closely with their local communities, listening to what their customers say and continually improving their local services. They recognise the importance of engaging the community through facilitating an inclusive and transparent dialogue which includes:

- actively engaging and involving as many stakeholders as possible
- ensuring that proposals are presented clearly and are easy to understand
- being open to feedback
- being clear about what consultation can and cannot change.

(iii) Summary of Consultation Process

2.4 Selwood Housing have been proactive in promoting the scheme with local stakeholders and residents. The following consultations have taken place:

- 19 January 2024 – Announcement letter and FAQs sent to customers at Alcock Crest and Westleigh.
- 19 January 2024 – Local councillors emailed to announce plans to move customers and demolish sites.
- January 2024 – Secure web page launched providing updates and FAQs to customers.
- 23 January 2024 – Press release, picked up by the Warminster Journal and Wiltshire Times.
- End of January 2024 – Drop-in sessions held for customers.
- 19 March – Update letter to customers including notification of April 1-2-1 meetings – updated FAQs included.
- April 2024 – Local Warminster/Wiltshire town councillors sent email with update on progress.
- April 2024 – Letters hand-delivered to neighbouring residents/businesses informing of upcoming demolition works.
- 29 August 2024 – Update letter to customers.
- September 2024 – Local Warminster/Wiltshire town councillors sent email with update on progress.
- Early January 2025 – Local people in Alcock Crest and Westleigh receive hand-delivered letters inviting them to a Drop-in event to view plans for the sites and meet members of the Selwood's Housing Team. Local councillors/stakeholders are also invited.
- 14 January 2025 – Community Drop-in event held at Warminster Civic Centre (see Figure 1

below). Web page on Selwood website launched to show artist impressions of the sites and invite further feedback from local people (refer to Figure 2).

- 24 January 2025 – Press release post-event to unveil the plans for the sites and invite more residents to give feedback. Picked up by the Wiltshire Times. News item also posted on Selwood website.
- January 2025 onwards – consultation remains open for feedback on Alcock Crest and Westleigh plans.
- February 2025 – two social media posts talk about the development plans and remind residents to give their feedback.
- 6 March 2025 – staff attended Warminster Area Board to talk about plans for the sites as part of general Selwood update.

2.5 The Community Drop-in event (14th January 2025, Warminster Civic Centre) was advertised in advance and was attended by approximately 20 people, including local residents, Town Councillors and Wiltshire Councillors. The proposals were presented on exhibition boards and members of Selwood's Housing Team were present to answer questions and receive feedback. Attendees were encouraged to complete feedback forms. A parallel online consultation process was also undertaken.



Figure 1. Photographs from the Community Drop-in-Session that took place in January 2025 showing members of Selwood's Housing Team explaining the proposals to attendees.



Selwood Housing has showcased plans for the redevelopment of three blocks of flats at Alcock Crest and Westleigh in Warminster.

Back in January 2024, Selwood Housing made the difficult decision to demolish the flats when investigations revealed that the scope and cost of repairs to the blocks, built in the 1950s-60s, was larger than anticipated and that a programme of repairs and replacement was no longer possible.

Over the past year, Selwood Housing has been supporting everyone living in these flats to find another home and 50 customers have now been rehoused.

Redevelopment plans for the two sites were unveiled on Tuesday 14 January during a consultation evening at Warminster Civic Centre, where residents from Alcock Crest and Westleigh were invited to give their feedback on the proposals.

The plans are for five two-bed and five three-bed houses, plus four one-bed flats at Alcock Crest, and four three-bed houses at Westleigh. Each new home will have allocated parking and will be EPC 'B' rated.

Paul Walsh, Group development director at Selwood Housing, said:

"These plans mark our continued commitment to provide local, affordable homes in Warminster and will give a new lease of life to the Alcock Crest and Westleigh areas."

"We were really pleased to listen to the views of around 20 people at our event, but don't worry if you missed it as there's still time to send us your comments and questions."

Once the remaining customers have been moved, the demolition of the blocks is due to get under way later this year, with the redevelopment plans to be submitted to Wiltshire Council in the spring.

Our consultation page gives more details about [the plans for Alcock Crest and Westleigh](#) and how people can give their feedback on the proposals.



Residents invited to have their say

We are progressing our plans for the new housing developments at Alcock Crest and Westleigh in Warminster, which will replace the old flats there once they have been demolished.

We would like to invite people who live in these areas to take a look at our proposals, ask questions and give any feedback you may have before the plans are submitted to Wiltshire Council.

The plans for Alcock Crest include:

- Five 2-bed homes
- Five 3-bed homes
- Four 1-bed flats

The plans for Westleigh include four 3-bed houses.

Each new home will have allocated parking and will be EPC 'B' rated.

Artist impressions, building and site plans have been supplied by BBA Architects. Please click on the images below to take a closer look.

Send us your comments

Please send any feedback and questions to developmentadministrationgroup@selwoodhousing.com or call Nikki Townshend, Project manager (land led) on 01225 715644.

If you're sending feedback via email, please state which site you're interested in.

Thank you to everyone who attended our consultation event at Warminster Civic Centre on Tuesday 14 January.

Figure 2. Extracts from Selwood Housing's web-site (www.selwoodhousing.com) publicising the proposals.

(iii) Consultation Response Summary

2.6 Feedback was limited. However, the need to redevelop the flats was recognised and the plans were welcomed. In summary, the following comments/questions were raised:

- Why are we not building more houses
- Will the houses be for rent or shared ownership
- Concerns about traffic management
- Was there enough parking for new customers

3.0 Conclusion

- 3.1 The applicant has sought to engage effectively with residents and other stakeholders from the outset and has used a variety of consultation methods, in line with best practice.
- 3.2 The consultation feedback received has been limited. However, it is felt that there is acceptance that the existing flats have reached the end of their useful lives and that there is widespread support for the re-development of both sites. There was a general welcome for the design approach and the proposed site layout and house types. The proposed reduction in dwellings at both sites, and the inclusion of parking in line with Wiltshire Council parking standards, will address concerns/comments relating to access and parking. The constrained sites themselves restrict the number of houses. The homes will be affordable ownership and rent, and potentially social rent, subject to a successful award of grant from Homes England.