
Statement of Community Involvement

Land off Ashley Coombe, Warminster
Prepared on behalf of Rubix Land Limited

December 2025

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Land off Ashley Coombe, Warminster

“Outline planning application for the erection of up to 77 dwellings, public open space, landscaping and sustainable urban drainage system, with vehicular access off Ashley Coombe. All matters reserved except for means of access.”

Prepared

On behalf of Rubix Land Limited

OG Group

Email: info@oggrp.co.uk

Reference: RL102SoClv2

Date: December 2025

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Please note that this Statement of Community Involvement (SCI) may contain complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.

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1 INTRODUCTION

1.1 This statement sets out the process of community engagement that has been undertaken by OG Group on behalf of the Applicant, Rubix Land Limited, to inform an outline planning application for a residential development, open space and point of access at land off Ashley Coombe, Warminster.

1.2 The description of development is as follows:

“Outline planning application for the erection of up to 77 dwellings, public open space, landscaping and sustainable urban drainage system, with vehicular access off Ashley Coombe. All matters reserved except for means of access.”

1.3 The Site is not the subject of any relevant planning history in terms of planning applications. A pre-application advice request was submitted to Wiltshire Council in September 2024 for a similar scheme of up to 80 dwellings. This was for a slightly different layout based on two separate housing areas with vehicular access taken from Ashley Coombe and Fanshaw Way respectively. In addition to the pre-application submission, Rubix has been promoting the Site through both the draft Wiltshire Local Plan Review (LPR) and the emerging Warminster Neighbourhood Plan Review (WNPR).

The Localism Act (November 2011)

1.4 In November 2011, the Localism Act received Royal Assent. This is the Government’s method of devolving greater powers to Councils and neighbourhoods to give local communities more influence over planning decisions.

1.5 Of relevance is paragraph 122 of the Localism Act which introduced a requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should “have regard to any responses to the consultation” received. Notwithstanding this there is no legislative requirement, but it is considered to be good practice to seek the views of the local community prior to the formal submission of the application.

1.6 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in the Development Order.

- 1.7 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been considered when submitting the application.

National Planning Policy Framework (NPPF)

- 1.8 The National Planning Policy Framework (NPPF) (as revised – December 2024) aims to simplify planning within England. There is a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.
- 1.9 Paragraph 40 within the NPPF states how early engagement can *“improve the efficiency and effectiveness of the planning application system for all parties”* thus leading to *“better coordination between public and private resources and improved outcomes for the community.”*
- 1.10 Paragraph 41 further states that whilst a Local Planning Authority (LPA) *“cannot require that a developer engages with them before submitting a planning application”*, they should nevertheless *“encourage take-up of any pre-application services they do offer”*. Furthermore, and where deemed to be beneficial, the LPA should *“encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”*. This is to ensure that any potential issues are resolved as early in the planning process as possible.

Wiltshire Council Statement of Community Involvement (SCI)

- 1.11 Wiltshire’s Statement of Community Involvement (SCI) was formally adopted in July 2020 and sets out the Council’s approach to stakeholder engagement for planning applications within the Borough.
- 1.12 Notably, the document highlights the importance of applicants to undertake pre-application consultation for proposals. Early pre-application consultation is encouraged through the applicants discussing the proposal with local people adjoining the development site, the relevant Town or Parish Council and their Wiltshire Councillor, at an early stage before they submit their planning application.
- 1.13 The consultation undertaken for this application has had regard to the guidance contained within this document.

The Applicants Approach

- 1.14 Having considered Wiltshire’s SCI, the Applicant has undertaken community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.

- 1.15 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

Community Engagement

- 2.1 In order to reach the widest number of residents and businesses in the area, Rubix Land Limited undertook a number of public engagement exercises.

Engagement with Warminster (Town Council)

- 2.2 The Applicant has been engaging with Warminster Town Council since July 2024 and has been promoting the site through the emerging Warminster Neighbourhood Plan Review (WNPR). This has included a submission as part of the Warminster Site Allocations Consultation Survey in April 2025. On 9th July 2025 a meeting was held with the Neighbourhood Plan Group (NPG) to discuss the proposed site and the intended Outline Planning Application.
- 2.3 A subsequent letter was received from Warminster Town Council on 30th July 2025 which confirmed that the Council was no longer willing to include the site in the Neighbourhood Plan due to this revised proposal being tabled, despite the total area of the scheme being reduced. A copy of this correspondence is enclosed within **Appendix A**.

Media Release

- 2.4 Following production of a dedicated consultation website (see below), a Facebook Engagement advert was published on the 4th November 2025 advertising that Consultation on the proposed development was open to the Warminster community. A copy of this advert is enclosed within **Appendix B**.

Your Feedback Website

- 2.5 Rubix Land Limited has a dedicated website for the proposed development which is;
<https://warminsterdevelopment.co.uk/>
The website was operational from early November 2025 and contains details of the proposals and allows visitors to the website to provide feedback on the scheme.
- 2.6 At present, approximately 322 people have viewed the website with 98 people having responded to the website via email or a comments form contained on the website. Comments received were mixed with some support and constructive comments whilst other respondents opposed the scheme. A summary of the comments can be found on page 6.

Engagement with other stakeholders

2.7 The applicant has sought to proactively engage with other stakeholders during the pre-application stage including:

- Head of School Place Commissioning, Wiltshire Council
- NHS Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board
- Local Ward Councillors
- Local Member of Parliament
- Mayor of Warminster
- Wiltshire Council Housing Enabling Officer

2.8 Copies of correspondence to these parties which the Applicant contacted directly are enclosed within **Appendix C**.

3 CONSULTATION REVIEW

Summary of your Feedback Comments and Responses

- 3.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Rubix Land Limited's response.

Summary of Comments	Applicant's Response
Issue: Highways Traffic Road Safety Pedestrian/Cycle Facilities Bus Services	
Question: Are you a resident of Warminster? 87 respondents identified as being a resident of Warminster.	
Question: How well do you feel this layout reflects the character and setting of Warminster? (1 = not at all, 5 = very well) The majority of responses received answered with 1, 'not at all'.	
Question: Which Feature of Warminster's landscape, architecture, or public spaces do you think should influence the design of this development? - <i>Must take into consideration rare local wildlife (ie the rare vulnerable snail and toads) as well as bats. Access is a significant constraint, no lighting or pavements along the single carriageway, Lower Marsh Road.</i> - <i>The development would have an overbearing impact on nearby homes, removing the current sense of openness and rural outlook which defines the area's character.</i> - <i>The heart of Warminster is a small market town with lots of individual streets/buildings. Your house design and</i>	A full suite of assessments, surveys and studies have been undertaken by professional consultants to inform the submission to Wiltshire Council for outline planning permission. Below are our comments in relation to the general queries raised. Habitats <i>(Extract taken from the submitted EclA, Nov 2025 – page 40)</i> The footprint of the proposed works will impact upon arable farmland and Modified Grassland. These habitats are common and not intrinsically ecological valuable and therefore the construction of dwellings on these areas of the site would be anticipated to have limited ecological impact. The scrub at the site boundaries is a more valuable

<i>street layout could have been copied from any other new development in any town in the UK. It has no character at all. I'm not going to suggest improvements as I am against building anything on this green space.</i> - <i>Not building side strip behind Ashley Coombe as ruins existing property views and public access for dog walkers, light pollution, an odour plume of highly polluting anaerobic digestion plant, impacts wildlife habitats (bats, mammals, birds and reptiles), not nutrient neutral, extra loading on sewage treatment works in European Conservation highly sensitive area which is already impacted by excess nutrients, lack of sufficient infrastructure to support extra dwellings, loss of value to existing properties, increased flooding potential to properties downstream, lack of sufficient buffer from sewage treatment works odour.</i> - <i>I don't believe all of this development should happen. The access points are a factor but the access point off Ashley Coombe on the development will destabilise the bank.</i> - <i>No more houses until we have another gp surgery.</i> - <i>Safe public routes. The site will result in children walking to school with no public footpaths or crossing a very dangerous, busy road. The site is on the edge of a dark sky reserve and it must be protected, as should the wildlife.</i> - <i>None. I would leave it entirely to the architects.</i> - <i>Spaces at schools. Available space at doctors and dentists. This new development</i>	ecological habitat which will not be impacted by the works and as such no adverse impacts upon it are anticipated. Visual Impact The development proposals have been designed to assimilate into the receiving landscape and visual environment, having had regard to the baseline landscape and visual circumstances. Through the process of Landscape & Visual Impact Assessment, it has been demonstrated that the relevant Landscape Character Area can be reinforced and that, except for the PRoW located within or very close to the Site, visual receptors in the surrounding area will not be harmed. Design & layout This is an outline application with the design, layout and construction of the dwellings to be determined at reserved matters stage. This will include elevational treatment and style which will be based on a local character assessment. Odour Sniff test surveys were carried out throughout 2025 as part of an Odour Impact Assessment submitted with the Outline application. Based on the assessment information and the substantial amount of field sniff tests, carried out through different seasons of the year, it is concluded that odour does not adversely impact the Site. It is therefore concluded that the Site is suitable for its proposed residential use with regards to odour. Access A robust Transport Assessment and Travel Plan have been submitted as part of the application. These documents address matters pertaining to accessibility and connectivity. Improvements to the highway network will be addressed within the submitted Transport Assessment.
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<i>will overcrowd the facilities. Warminster needs more schools and surgeries to accommodate more homes.</i> - <i>The surrounding houses and style should be reflected. The artist portraits do not reflect the existing style.</i> - <i>Lots of space and natural look with lots of green.</i> - <i>Open spaces, nearby nature reserves and pedestrian friendly estates.</i> - <i>The development should not proceed as worst site location as it will receive odour from biogas plant and STWs. Also spoils well used amenity space. Access is poor also.</i>	It is considered that the access proposals provide a suitable means of accessing the proposed residential development. School Admissions and Health Provision The Applicant has contacted the Council Education Authority and Local NHS Board as part of this consultation. To date, no responses have been received. We will continue to explore this matter during the course of the application.
Question: What design elements are most important for the new homes on this site? As a multiple choice question it was interesting to read that all available answers were popular. These being; Building Materials Landscaping Street Layout Mix of House Types Scale of Buildings	
The concept includes extensive green and open spaces alongside the new homes. How well do you think this approach supports the character of Warminster and local wellbeing? (1 = not at all, 5 = very well) The majority of responses received answered with 1, 'not at all'.	
Question: How would you most like these green spaces to be used or landscaped? The most popular answer for this was 'Informal walking routes', with 'Planting for biodiversity' coming in a close second.	Based on the popular answers, it can be seen that the outline scheme incorporates both informal walking routes and will provide biodiversity enhancements to meet the national requirement for 10% biodiversity net gain (BNG).

30% of the proposed homes will be provided as affordable housing. 10 of our responders replied to say that they knew of someone who would benefit from this additional provision in Warminster. Question: What types/sizes of homes (e.g., starter homes, family houses, accessible layouts) do you think best suit local needs on this site? <i>Of the responses received the majority came with a positive</i> - <i>Starter and family homes</i> - <i>There is a large scale need for one bedroom (starter homes) and two bedroom (family starter homes) all these 4/5 bedroom homes are great but there is nothing the younger generation can start with and to keep a community vibrant we need housing for the younger generations to start off in so they can climb onto the ladder. Which is where the development companies are missing a massive trick.</i> - <i>2/3 bed homes would be more affordable if they are for families.</i> - <i>A mixture as the market demands.</i> - <i>It is an estate for older families/residence. Maybe this should be considered in the size and value.</i> - <i>Modest size family homes and accessible bungalows.</i>	The proposed development has the potential to comprise a variety of house types and sizes which will include homes that cater for first time buyers and young families. The definitive mix of the proposed dwellings, including types and tenure of housing will be determined at reserved matters stage.
Question: What improvements or design measures do you consider could help manage traffic and access around the site effectively? - <i>Traffic. Access via Ashley Coombe and Ashley Place is not viable. Currently, drivers face a slalom to negotiate the parked cars and the parking of vehicles on corners (particularly the junction of Ashley Coombe and Ashley Place) constantly causes near</i>	As per the submitted Transport Assessment (Ashley Helme, 1973/2) it is concluded that the proposed development is in accordance with national and local transport policies, and that there are no transport/highways reasons for refusal of planning permission.

<i>misses. An increase to the volume of traffic increases this risk. This was highlighted with emergency access at this year's fire.</i>	
Question: Are there any local connections or amenities (e.g., footpaths, bus stops, parks, nearby facilities) that you think should be linked to or enhanced by the development? - <i>There are many wonderful paths and rights of way across this land that will need to have access kept open to them once the development is completed.</i> - <i>Local bus cycle route.</i> - <i>Should this be approved (against local wishes) access cannot be sustained via Ashley Coombe - current residents are constantly driving a slalom past parked cars on Ashley Coombe/Place including parking on the corners and junction of Ashley Coombe and Ashley Place. Increased traffic will significantly increase the risk of accident. This restricted access was highlighted with emergency services accessing the proposed development site to deal with the field fire earlier this summer. Any access would have to be via a bespoke entrance/exit.</i> - <i>Access to this site will have a huge impact on already busy and poorly maintained roads.</i> - <i>Speed restrictions possible roundabouts or traffic lights to keep the flow of traffic moving.</i> - <i>Traffic calming features to prevent speeding, wide pavements.</i>	- There are bus stops within a short walk of the Site that provide opportunity to travel to/from the centre of Warminster and access the amenities and facilities in this location. It also provides an opportunity to access additional bus services to a range of destinations. - Swept path tracking of the access arrangements has been undertaken modelling a refuse vehicle and it is demonstrated that the proposed access arrangements and internal access roads can accommodate the movements of the design vehicle. - Transport sustainability is a principle underlying the proposed development. The location of the Site provides a good context for journeys of residents to be undertaken on foot and by cycle. There is good walk and cycle infrastructure between the Site and nearby amenities, thereby offering opportunity to foster a sustainable community, in accordance with the aims of local policies and national policy in NPPF. - Our transport consultants are engaging with the Local Highway Authority regarding road and pedestrian safety. - The applicant confirms that a Stage 1 Road Safety Audit (RSA) will be undertaken of the proposed Site access arrangements.

	- The existing public right of way through the site will be maintained, with further informal routes provided.
Question: Overall, how supportive are you of this outline design for the site? (1 = not supportive, 5 = very supportive) The majority of responses received answered with 1, 'not supportive'.	
Question: Do you have any additional comments, suggestions, or ideas about the design, layout, or green spaces that you'd like the project team to consider? - Additional school places, primary and secondary. Additional doctors and dentist. - You need more amenities first like schools, dentists and doctors in the area before increasing the population to the area. The current infrastructure cannot cope with the amount of people so that needs looking at before building more homes. - Wylue road and lower marsh road, henford marsh are all flood risk, that's with this large green space soaking up a considerable amount of the rainfall. Take a large portion of that away and the flooding is going to be a bigger threat, driving up insurance as well as affecting house prices. - I am opposed to this development proposal for the following reasons: 1. Odour from the biodigester/waste water treatment works. Although it appears that readings have been taken, they were obviously not indicative of the general situation. It is a regular occurrence for us to comment on the strength of the smell	- The Applicant has contacted the Education Authority as part of this consultation. No response has been received. We will continue to explore this matter during the course of the application. - Land off Ashley Coombe, Warminster is a significant opportunity for a new housing scheme. The proposed new homes will have easy access to local services and facilities, public transport links and to an improved pedestrian infrastructure. The applicant will review any requests made by the Council for financial contributions towards the provision and enhancement of 'local services'. - A Flood Risk Assessment has been prepared for the application to demonstrate that a suitable site-specific surface and foul water drainage strategy can be implemented to service the proposed development. It has been established that the site is in Flood Zone 1, which is land assessed to not be at risk of tidal / fluvial flooding. The site has also been established to be generally at low risk of flooding from all other sources.

(and we live further away from both than this proposed development is). 2. Wildlife. We regularly see the bats flying around the night sky on Ashley Coombe as well as the hedgehogs that transit through our gardens and other wildlife generally. This development will impact this rich diversity. - Bus services to town need improving to avoid current services being spread even thinner. Open recreational space for playing, not for just dog walking. - Best left as conservation grassland rather than development to enhance impressive existing ecology. - I am supportive but housing style/ building materials to match current estate should be considered. Access should not burden the existing access from estate. Any facilities that can relieve current stress on medical facilities should be fixed first before increasing population further.	The proposed drainage strategy for the site includes the formation of an attenuation pond in the north east of the site which would form one of the focal points of open green space and contribute to the wildlife enhancement strategy for the site. - As per one of the previous comments above, it is concluded that odour does not adversely impact the Site. It is therefore concluded that the Site is suitable for its proposed residential use with regards to odour. - Construction, including landscape planting, will need to be informed by a Construction Environmental Management Plan (CEMP), setting out measures to be adopted to protect the river and surrounding habitats from accidental harm. - It is demonstrated that the location of the Site provides opportunity to travel by bus or rail to a range of destinations. This is in accordance with the aims and objectives of current national and local policies. We would be pleased to discuss contributions towards improving the public transport facilities for the site with the Highways team. - The development will incorporate biodiversity measures, including provision of enhanced neutral grassland, to ensure that an overall net gain in natural habitats can be achieved as part of the proposal. - The proposed development comprises an attractive area of public open space including play provision and SUDs basin. - The Applicant has consulted the ICB (Integrated Care Board) as part of our
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	community engagement. No response has been received. We will continue to explore this matter during the course of the application.
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4 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1 The Applicant has encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.2 Significant community benefits will be provided, including affordable housing, public open space (including children's play space), public footpath improvements and ecological enhancements.
- 4.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by residents, the Neighbourhood Planning Group and the Town Council with the case officer and the council's experts throughout the planning process.
- 4.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 Summary

- 5.1 The Applicant has consulted the local community and key stakeholders prior to this outline planning application being submitted. It is considered that the scope of the community consultation has gone beyond the recommendations of Local and National planning policies and legislation.
- 5.2 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, amenity issues, the need for housing and the location of local services. These topics have been addressed in the application and can be explored in more detail during the determination process.

Appendix A

Council Correspondence

Delivering a brighter, greener future for all

30th July 2025

Dear Andy,

Warminster Neighbourhood Plan (WNP) Update

I am writing to provide an update on the Neighbourhood Plan process and specifically the proposed site at Ashley Coombe that was under consideration for inclusion at Regulation 14 Public Consultation stage.

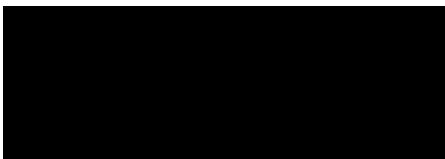
The Neighbourhood Plan Steering Group recently met with the land promoters of the Ashley Coombe site who proposed an alternative revised proposal. This revised scheme is different to their original plan that had been subject to assessment and consultation with the local community.

Following our recent meeting, the Steering Group met to carefully consider the implications of the revised proposal. After thorough discussion, the group agreed that the new revised version of the proposed allocation was materially different to the original proposal site and could have a greater impact on the area than the original proposal. Because this revised scheme has not been previously assessed and consulted on, it would not be appropriate to include it in the Neighbourhood Plan moving forward.

The Steering Group remains committed to producing a Neighbourhood Plan that reflects the priorities of the community.

Should you have any questions or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely



Tom Dommett
Town Clerk and CEO
Warminster Town Council.

Appendix B

Facebook Advert

OG Group's post



OG Group

4 November 2025 · 🌐



Rubix Land has launched a public consultation for its proposal in Warminster for 77 new homes off Ashley Combe. Please follow the link for to access our interactive website.



Rubix Land
Consultation - 77...

Please provide your com...

Learn more



Rubix Land
Consultation - 77...

Please provide your com...

Learn more



Rubix L
Consult

Please pr

👍👎 187

37 comments 7 shares

Like

Comment

Appendix C

Stakeholder letters



Housing Enabling team
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Date: 27th October 2025

Sent via email to: developmentmanagement@wiltshire.gov.uk

RE: Land at Ashley Coombe, Warminster – Proposed Residential Development

To whom it may concern

OG Group are preparing an Outline Planning Application on behalf of Rubix Land (RL), for a residential development of up to 80 dwellings in Warminster, Wiltshire local authority area.

The Housing team at the Council commented on a Pre-Application enquiry in October 2024 (ENQ/2024/01407 – see attached) and note the affordable housing requirements. It would be useful if you could confirm if these requirements have altered in the interim.

We are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively. Please feel free to review this.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

If you require any additional information on the proposed scheme, please do not hesitate to contact me.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director
E: tracy.ford@oggrp.co.uk

Enc.



Councillor Elizabeth Lee
181 Tytherington
Warminster
Wiltshire
BA12 7AE

Date: 28th October 2025

Sent via email to: cllr.lee@warminster-tc.gov.uk

RE: Land at Ashley Coombe, Warminster - Proposed Residential Development

Dear Councillor Lee

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

As you are aware, RL has been promoting the Site for a number of years through both the draft Wiltshire Local Plan Review (LPR) and the emerging Warminster Neighbourhood Plan Review (WNPR). As you are probably aware, a scheme similar to that currently being promoted has previously been put forward as a potential allocation within the emerging WNPR; this involved two separate development parcels accessed via Ashley Coombe and Fanshaw Way respectively.

As you will recall, RL attended an online meeting with yourself and other Town Council members on 9th July 2025. RL outlined that, following additional survey work, including a detailed odour assessment undertaken by Entran, it has concluded that the proposed development adjoining Fanshaw Way would not be viable due to the challenging topography and presence of underground services. The Entran odour assessment concluded that there was no barrier to the provision of additional residential development adjoining Ashley Coombe; therefore, additional land is included for development in this location, in order to maintain an overall quantum of around 80 dwellings.

We recognise that new developments can have a diverse impact on communities. We are therefore keen to understand the needs and preferences of the community you represent, particularly concerning social, recreational, and other services that may be provided or enhanced as a result of our proposed development.

It is our express intention to carefully consider the delivery of such provisions if they are deemed viable and reasonable based on the input received from local residents in your Ward. We kindly request your insights on the proposed development to ensure that the benefits can be optimised for your community. Any response you provide will be treated with the utmost confidentiality and will not affect your ability to make representations concerning the forthcoming planning application.

Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

The feedback collected during this consultation process will significantly contribute to shaping the proposals that will form the basis of our planning application.

We eagerly anticipate your response.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.



Councillor James Kirkwood
48 Ashley Place
Warminster
Wiltshire
BA12 9QJ

Date: 28th October 2025

Sent via email to: cllr.kirkwood@warminster-tc.gov.uk

RE: Ashley Coombe, Warminster - Proposed Residential Development

Dear Cllr Kirkwood

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

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Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

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The feedback collected during this consultation process will significantly contribute to shaping the proposals that will form the basis of our planning application.

We eagerly anticipate your response.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.



Rt Hon Dr Andrew Murrison MP
House of Commons
London
SW1A 0AA

Date: 28th October 2025

Sent via email to: andrew.murrison.mp@parliament.uk

RE: Ashley Coombe, Warminster – Proposed Residential Development

Dear Dr Murrison,

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

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We recognise that new developments can have a diverse impact on communities. We are therefore keen to understand the needs and preferences of the community you represent, particularly concerning social, recreational, and other services that may be provided or enhanced as a result of our proposed development.

It is our express intention to carefully consider the delivery of such provisions if they are deemed viable and reasonable based on the input received from local residents in your constituency. We kindly request your insights on the proposed development to ensure that the benefits can be optimised for your community. Any response you provide will be treated with the utmost confidentiality and will not affect your ability to make representations concerning the forthcoming planning application.

Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

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We eagerly anticipate your response.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.



Councillor Barry Pirie
5 Lower Marsh Road
Warminster
BA12 9PB

Date: 28th October 2025

Sent via email to: barry.pirie@wiltshire.gov.uk

RE: Land at Ashley Coombe, Warminster - Proposed Residential Development

Dear Cllr Pirie,

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

As you are aware, RL has been promoting the Site for a number of years through both the draft Wiltshire Local Plan Review (LPR) and the emerging Warminster Neighbourhood Plan Review (WNPR). As you are probably aware, a scheme similar to that currently being promoted has previously been put forward as a potential allocation within the emerging WNPR; this involved two separate development parcels accessed via Ashley Coombe and Fanshaw Way respectively.

As you will recall, RL attended an online meeting with yourself and other Town Council members on 9th July 2025. RL outlined that, following additional survey work, including a detailed odour assessment undertaken by Entran, it has concluded that the proposed development adjoining Fanshaw Way would not be viable due to the challenging topography and presence of underground services. The Entran odour assessment concluded that there was no barrier to the provision of additional residential development adjoining Ashley Coombe; therefore, additional land is included for development in this location, in order to maintain an overall quantum of around 80 dwellings.

We recognise that new developments can have a diverse impact on communities. We are therefore keen to understand the needs and preferences of the community you represent, particularly concerning social, recreational, and other services that may be provided or enhanced as a result of our proposed development.

It is our express intention to carefully consider the delivery of such provisions if they are deemed viable and reasonable based on the input received from local residents in your Ward. We kindly request your insights on the proposed development to ensure that the benefits can be optimised for your community. Any response you provide will be treated with the utmost confidentiality and will not affect your ability to make representations concerning the forthcoming planning application.

Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

The feedback collected during this consultation process will significantly contribute to shaping the proposals that will form the basis of our planning application.

We eagerly anticipate your response.

Yours Sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.



Councillor Stephen Kirkwood
48 Ashley Place
Warminster
Wiltshire
BA12 9QJ

Date: 28th October 2025

Sent via email to: cllr.s.kirkwood@warminster-tc.gov.uk

RE: Ashley Coombe, Warminster - Proposed Residential Development

Dear Cllr Kirkwood

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

RL has been promoting the Site for a number of years through both the draft Wiltshire Local Plan Review (LPR) and the emerging Warminster Neighbourhood Plan Review (WNPR). As you are probably aware, a scheme similar to that currently being promoted has previously been put forward as a potential allocation within the emerging WNPR; this involved two separate development parcels accessed via Ashley Coombe and Fanshaw Way respectively.

Following additional survey work, including a detailed odour assessment undertaken by Entran, RL has concluded that the proposed development adjoining Fanshaw Way would not be viable due to the challenging topography and presence of underground services. The Entran odour assessment concluded that there was no barrier to the provision of additional residential development adjoining Ashley Coombe; therefore, additional land is included for development in this location, in order to maintain an overall quantum of around 80 dwellings.

We recognise that new developments can have a diverse impact on communities. We are therefore keen to understand the needs and preferences of the community you represent, particularly concerning social, recreational, and other services that may be provided or enhanced as a result of our proposed development.

It is our express intention to carefully consider the delivery of such provisions if they are deemed viable and reasonable based on the input received from local residents in your Ward. We kindly request your insights on the proposed development to ensure that the benefits can be optimised for your community. Any response you provide will be treated with the utmost confidentiality and will not affect your ability to make representations concerning the forthcoming planning application.

Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

The feedback collected during this consultation process will significantly contribute to shaping the proposals that will form the basis of our planning application.

We eagerly anticipate your response.

Yours Sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.



Clara Davies
Head of School Place Commissioning
Wiltshire Council
County Hall
Trowbridge
Wiltshire
BA14 8JN

Date: 28th October 2025

Sent via email to: clara.davies@wiltshire.gov.uk

RE: Land at Ashley Coombe, Warminster – Proposed Residential Development

Dear Ms Davies

OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL), in relation to the above. The new residential scheme is for up to 80 dwellings, and is considered to represent a suitable quantum, taking into account the existing site location and characteristics.

We thank you for your time to comment on the Pre-Application enquiry (ENQ/2024/01407) back in October 2024 and note the education obligations required at that time (see attached). It would be useful to know if these obligations have changed in the interim.

We are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively. Please feel free to review this.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

If you require any additional information on the proposed scheme, please do not hesitate to contact me.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director
E: tracy.ford@oggrp.co.uk

Enc.



NHS Bath and North East Somerset, Swindon and Wiltshire ICB
Jenner House
Unit E3, Langley Park
Avon Way
Chippenham
SN15 1GG

Date: 28th October 2025

Sent via email to: bswicb.post@nhs.net

RE: Land at Ashley Coombe, Warminster – Proposed Residential Development

Dear Sir or Madam,

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings, 30% of which will be affordable housing.

Rubix Land has a responsibility as a land promoter to ensure sufficient capacity for potential new residents to have access to all appropriate health care provisions. From our knowledge, we understand that the nearest healthcare facility to the proposed development is Avenue Surgery, 14 The Avenue, Warminster, which NHS Bath and Northeast Somerset, Swindon and Wiltshire ICB is responsible for.

We would be most grateful if you would be able to advise whether this surgery can accommodate the new patients who would arise from our proposed residential scheme and if additional financial contributions may be sought towards improvements to this facility.

We eagerly anticipate your response.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director
E: tracy.ford@oggrp.co.uk



Mayor of Warminster
Councillor Andrew Cooper
27 St Andrews Road
Warminster
Wiltshire
BA12 8ES

Date: 28th October 2025

Sent via email to: cllr.cooper@warminster-tc.gov.uk

RE: Land at Ashley Coombe, Warminster - Proposed Residential Development

Dear Councillor Cooper,

I am writing to notify you that OG Group is preparing to submit an outline planning application to Wiltshire Council on behalf of Rubix Land (RL). The new residential scheme is for up to 80 dwellings at the above location, with vehicular access via Ashley Coombe. Please see attached illustrative masterplan.

RL has been promoting the Site for a number of years through both the draft Wiltshire Local Plan Review (LPR) and the emerging Warminster Neighbourhood Plan Review (WNPR). As you are probably aware, a scheme similar to that currently being promoted has previously been put forward as a potential allocation within the emerging WNPR; this involved two separate development parcels accessed via Ashley Coombe and Fanshaw Way respectively.

Following additional survey work, including a detailed odour assessment undertaken by Entran, RL has concluded that the proposed development adjoining Fanshaw Way would not be viable due to the challenging topography and presence of underground services. The Entran odour assessment concluded that there was no barrier to the provision of additional residential development adjoining Ashley Coombe; therefore, additional land is included for development in this location, in order to maintain an overall quantum of around 80 dwellings.

We recognise that new developments can have a diverse impact on communities. We are therefore keen to understand the needs and preferences of the community you represent, particularly concerning social, recreational, and other services that may be provided or enhanced as a result of our proposed development.

It is our express intention to carefully consider the delivery of such provisions if they are deemed viable and reasonable based on the input received from local residents in your Ward. We kindly request your insights on the proposed development to ensure that the benefits can be optimised for your community. Any response you provide will be treated with the utmost confidentiality and will not affect your ability to make representations concerning the forthcoming planning application.

Furthermore, we are currently conducting a public consultation with residents residing near the proposed site. This consultation is facilitated through a dedicated website outlining our development proposals comprehensively.

The website can be accessed at: <https://warminsterdevelopment.co.uk/>

The feedback collected during this consultation process will significantly contribute to shaping the proposals that will form the basis of our planning application.

We eagerly anticipate your response.

Yours sincerely,

Tracy Ford

Associate Planning & Design Director

E: tracy.ford@oggrp.co.uk

Enc.