



Statement of Community Involvement

BDW Trading Ltd

Land off Westbury Road, Warminster

May 2021 (updated November 2025)

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1. EXECUTIVE SUMMARY

- 1.1 BDW Trading Ltd appointed Cadence PR (now a part of Marengo Communications), an independent specialist public consultation company, to undertake the pre-application community and stakeholder consultation for the proposed development of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved, on land off Westbury Road, Warminster.



The proposed site

- 1.2 This SCI document provides a record of the pre-application community and political engagement carried out on the proposals for the site. It demonstrates the pre-application engagement that was conducted with neighbours to the site, local residents and community representatives.
- 1.3 This document demonstrates that BDW Trading Ltd has actively informed the local community about the plans, in accordance with Wiltshire District Council's Statement of Community Involvement and the National Planning Policy Framework and gives an overview of all consultation activity prior to the planning application submission.
- 1.4 Activities undertaken as part of the community engagement process have included:
- A Community Newsletter delivered via Royal Mail to local residents introducing them to the online consultation (see Appendix 1a for mailing area).
 - Emails sent to stakeholders, including copies of the community newsletter informing them of the consultation process and referring them to the project website.
 - A project website launched on 22nd March 2021 to support community engagement with the proposals, enabling the local and wider community to view the detail of the proposals and submit comments and questions to the project team.

- Due to ongoing coronavirus restrictions, a Zoom webinar was held on 31st March, in lieu of a public exhibition. This was attended by 30 people (not including panellists from the design team), including local ward councillors, town councillors, a representative from Warminster and Village Community Partnership, and residents. The webinar included a PowerPoint presentation outlining the basic plans, followed by a detailed question and answer session with participants.
- A meeting with Warminster Town Council on 23rd June 2021.
- Stakeholder engagement has continued throughout the process, with ongoing contact with the local ward member and a meeting held with Warminster Town Council on 30th September 2025. At this meeting, councillors were given an update on the proposals and had the opportunity to ask questions and give feedback.
- Topics discussed included:
 - Sewage capacity
 - Community provision
 - Phasing
 - Housing design
 - Environment
 - Timescales
 - Consultation
 - Affordable housing

- 1.5 Throughout the consultation process, a telephone number and email address were supplied and managed by Cadence PR/Marengo Communications, making further information for residents, businesses and stakeholders available on request.
- 1.6 Feedback from the consultation has been mixed, with some consultees supporting the development of the site. However, concerns were raised about the potential strain of the development upon the infrastructure in the area, including local highways and the sewerage and drainage systems.

2. CONSULTATION PROCESS

- 2.1 The objective of the consultation process was to approach key local stakeholders with an interest in the site and raise awareness amongst local residents, neighbours, and businesses of the proposed development. Feedback was invited for consideration prior to finalising the design of the proposed development ahead of submitting a planning application to Wiltshire Council.
- 2.2 The consultation process commenced on the 22nd March 2021 with the setting up of a consultation website (www.NewFarmWarminster.co.uk).
- 2.3 The programme outlined in this SCI reflects the principles for consultation in the Localism Act (November 2011) and in the revised National Planning Policy Framework (NPPF) (updated December 2024). The NPPF states that early engagement has “significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It also indicates that good quality pre-application discussion “enables better coordination between public and private resources and improved outcomes for the community”.
- 2.4 The consultation process is summarised in the table below

Consultation Summary	
Date	Action
Throughout consultation period	Engagement with local ward councillors and Town Council, community representatives, and residents
W/C 22 nd March 2021	Resident newsletter issued, website published
31 st March 2021	Public Webinar on proposals
21 st April 2021	Meetings with Ward Councillor Pip Ridout and local residents
21 st April 2021	Initially planned consultation date
W/C 3 rd May 2021	Consultation extended to account for purdah and elections
13 th May 2021	Advert placed in <i>Warminster Journal</i>
21 st May 2021	Consultation closed
Late May 2021 - Present	Ongoing stakeholder engagement to keep ward councillors apprised; meeting with representative of Warminster Town Council.

- 2.5 Emails were sent to the ward member for the site, explaining the proposals and seeking their feedback. Feedback was given by email, which has been considered by the applicant before finalising their plans ahead of submission.

2.5.1 The consultation area

Community newsletters inviting the local community to participate in the online public consultation were posted by Royal Mail to 672 addresses surrounding the site.

A copy of the newsletter can be seen in Appendix 1b.

A copy of the distribution area can be seen in Appendix 1a.

2.5.2 Project contact methods

Throughout the process, a telephone number and e-mail address were supplied and managed by Cadence PR/Marengo Communications, providing further information to residents, businesses, and stakeholders on request.

2.5.3 Consultation website

The project website (www.NewFarmWarminster.co.uk), was launched in May 2021. The website facilitated engagement and dialogue by providing detailed information about the proposals and enabling interested parties to provide and submit their feedback.

At the time of writing, the consultation website has been viewed 193 times, by 137 different users.

Screenshots of the consultation website can be seen in Appendix 1c.

3. PRE-SUBMISSION ONLINE CONSULTATION

3.1 Publicity

To ensure that residents and businesses, as well as wider community groups, knew that the consultations were running, BDW Trading Ltd endeavoured to promote the consultation widely. The publicity included:

- A four-page community newsletter was issued to 672 addresses (Consultation area map, Appendix 1a; community newsletters Appendix 1b).
- Calls and emails were made to elected representatives and other key stakeholders.
- An advert was taken out in the *Warminster Journal* 6.1 Consultation period was extended by a month to account for elections and purdah, closing Friday 21st May. This also included posting an advert in the weekly Warminster Journal, running in their 13th May edition (see Appendix 1e), to advertise our proposals further and invite feedback

3.2 Consultation website

The New Farm consultation website was set up in March 2021 to support community and stakeholder engagement with the proposals and to encourage feedback. The website enabled the local and wider community to view the details of the proposals and submit comments, questions and feedback to the project team.

The bespoke website, www.NewFarmWarminster.co.uk, was launched W/C March 2021 and remained open for feedback up to the 21st May 2021. Following the public consultation phase, the website will remain live and responsive throughout the planning process.

The website contained information on the following:

- Welcome
- Who are Barratt Homes
- About The Site
- Our Proposals
- Feedback and Next steps

A screenshots of the consultation website can be seen in Appendix 1c.

3.3 Feedback

Stakeholders and residents were encouraged to complete the online feedback form (available in Appendix 1d).

Feedback could also be emailed to: Simon@cadence-pr.co.uk.

A mobile telephone number was provided so that any interested parties could ask questions and provide feedback via direct communication with the project team.

4. CONSULTATION FEEDBACK

- 4.1 Stakeholders, residents and members of the wider community who took part in the public consultation were encouraged to complete an online feedback form (see Appendix 1d), to record their views on key aspects of the proposals, to obtain structured feedback.
- 4.2 The form contained one closed question and six open questions that gave respondents an opportunity to give their views on the proposals.
- 4.3 The feedback set out in this section of the report is drawn from 75 individual pieces of feedback collected during the public consultation period, including 58 emails, 12 telephone calls, and 5 submissions through the online feedback form. The below analysis relates to these questions. These questions produced comments touching on several themes. These themes have been identified and recorded, with exemplified responses.

4.4 Feedback

All feedback has been considered, and the plans have been amended to address the issues raised as far as practically possible. A summary is included below.

THEME	DETAIL
The principle of development	Some respondents disagreed with the principle of development in this location
Road safety	Some respondents raised concerns around road safety due to the high speed of traffic using Westbury Road
Traffic congestion	Some respondents were concerned that joining traffic from the accesses would add to congestion, especially at peak times, leading to reduced journey times, and increased noise and air pollution. It was particularly noted that the junction of Portway, Elm Hill, Copheap, and Westbury Road is a hotspot for congestion.
Visual impact	Concerns were raised about the impact of the development on visual amenity from the village, which at present enjoys broad countryside views
Proximity to existing residents	There were some voicing opposition to the development on the basis that it was too close to existing residents, particular properties on the Woodlands and Lime Kiln Close
Sewage capacity	There were concerns raised that local sewage infrastructure could not accommodate a new development in this area
Construction quality	Concerns raised that modern housing is not built to the same quality standards

House prices	Concerns raised that new homes will not be affordable
Protected verges	Concerns raised that the proposed cycle path runs over protected flowers on the verge off Westbury Road
Sales interest	Four people made contact to express both support for the development and a sales interest in living on the new scheme when it is completed

4.5 A selection of verbatim comments made are reproduced, without identifying information, below:

1. *"The development "seems to be well considered";*
2. *This is "the wrong development in the wrong place";*
3. *"This proposed development is only being brought forward at this time because Wiltshire Council has failed to identify an adequate 5 year supply of housing land. The shortfall in housing provision for Warminster up to 2036 is approx 60 units. The development is excessive in terms of meeting this shortfall. Warminster is currently progressing the production of an updated neighbourhood plan. Barratt Homes by prematurely seeking planning permission will undermine the ability of Warminster people, through the democratic plan process, to influence where future housing should be permitted."*
4. *"There is no housing need for houses at this price";*
5. *"Junction of Porway, Copheap, Elm hill and Westbury Road, this 4 way junction is all ready a major bottle neck at busy times ie. Start of work, school runs, end of work day";*
6. *"I would be extremely interested in one of these properties if the development was to happen";*
7. *"I enjoyed listening to the various presentations & it will be interesting to see how Wiltshire Council responds to the planning application";*

5. RESPONSE TO FEEDBACK

- 5.1 The applicant's responses to the main themes and issues raised through the feedback received to date are provided below.

THEME	APPLICANT RESPONSE
The principle of development	There is a shortfall in housing supply in Wiltshire. This site has been robustly assessed by technical experts and it is the most sustainable site for development in the Warminster area.
Road safety	It is up to the Council to decide how to manage speeding issues, however, we support the principle of reducing the speed limit to 30mph along Westbury Road, and this could be funded from our Community Infrastructure Levy (CIL) contribution.
Traffic congestion	At an early stage in our designs, we reduced the number of accesses to our proposed scheme from three to two, in order to respond to concerns raised through the consultation.
Visual impact	Further measures have been introduced to improve the woodland buffer and soften views, particularly from Upton Scudamore.
Proximity to existing residents	We have moved the properties on the southern boundary further away, changed their orientation, and improved the boundary treatment, to ensure greater separation between the new scheme and existing residents.
Sewage capacity	Technical assessments are clear that there is capacity within current sewage infrastructure, but that a new pumping station will be required, which will be provided as part of the development.
Construction quality	BDW Trading Ltd builds to rigorous design standards and is fully policy-compliant, indeed going beyond policy requirements for building quality on some aspects.
House prices	House prices are high precisely because there is insufficient supply of housing. Market housing on this development will reflect prevailing market conditions when any new homes are completed, and this scheme also proposes 30% affordable housing.
Protected verges	We are aware of this protected verge. Our ecologists have surveyed the verge and found

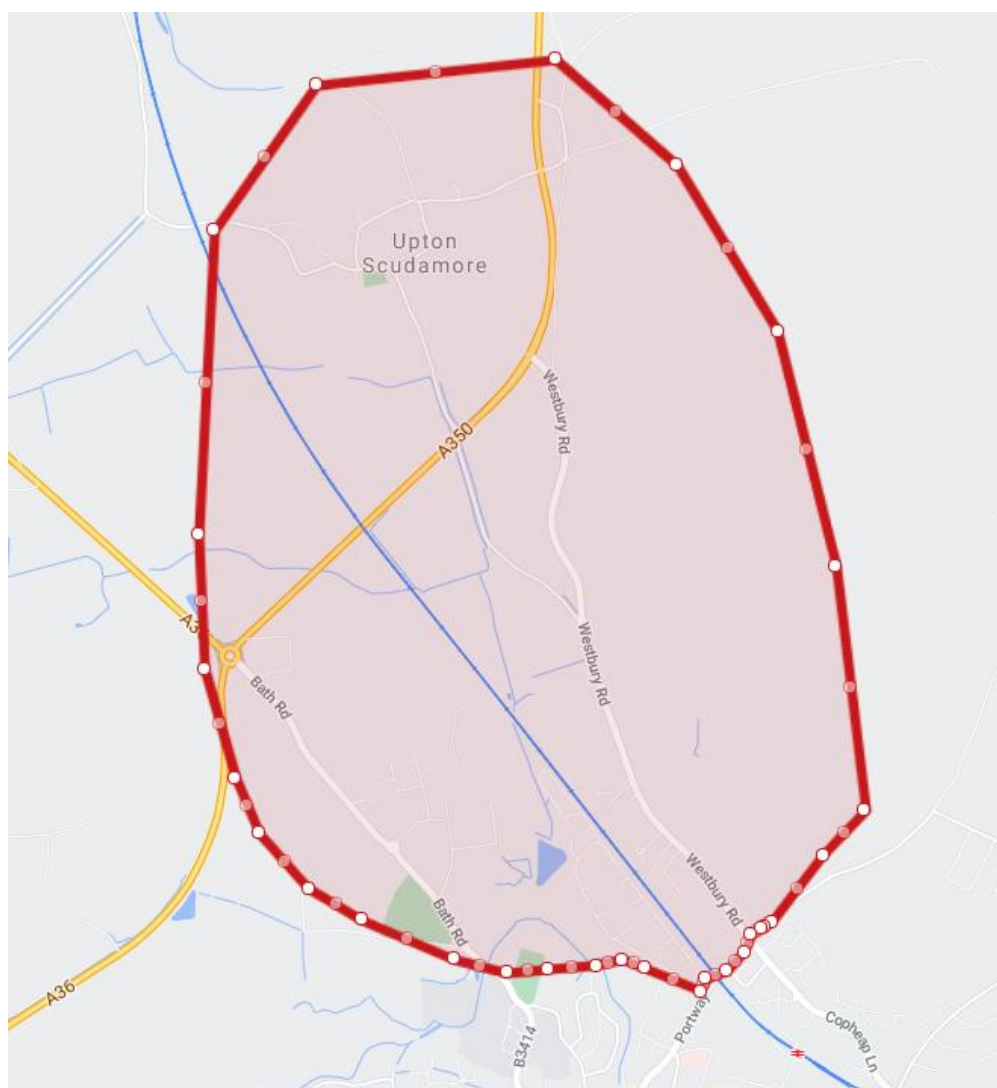
	that much of the ecological interest has been destroyed by maintenance. However, there is scope for some improvements as part of the scheme, including the removal of non-native species.
Sales interest	We are at an early stage in the development, having not yet received planning permission. However, sales interests have been forwarded on to the sales team to make contact at the appropriate time.

6. CONCLUSION

- 6.1 As outlined through this document, BDW Trading Ltd has carried out a programme of pre-application engagement and consultation. This programme has increased awareness of the plans and offered residents and stakeholders a chance to comment on the proposals before the application is submitted.
- 6.2 This consultation has both met and exceeded the requirements laid out as part of the NPPF, the Localism Act, and Wiltshire District Council's Statement of Community Involvement.
- 6.3 The public consultation event was well publicised, advertised through the issuing of 672 flyers and an advert in the *Warminster Journal*. Letters and emails have been distributed to local stakeholders further publicising the consultation, with exhibition materials made available electronically, through the dedicated project website. A public webinar was held, which offered an opportunity to learn more about the proposals, ask questions, and give feedback.
- 6.4 Local residents and stakeholders have had the opportunity to engage with the project team, to discuss the proposals and make comments. We have welcomed all feedback received and responded to these comments and adjusted our plans where we can, bearing in mind views of other stakeholders and planning policy. The amends we have made include:
- Consultation period was extended by a month to account for elections and purdah, closing Friday 21st May. This also included posting an advert in the weekly Warminster Journal, running in their 13th May edition (see Appendix 1e), to advertise our proposals further and invite feedback.
 - Improvement of boundary treatment to the south to offer greater screening and create more space between the new housing and existing properties.
 - Further softening of views from the north to reduce impact on visual amenity from the village of Upton Scudamore.
 - Commitment to raise with highways officers the question of whether it would be possible to reduce the speed limit along Westbury Road to 30mph.
- 6.5 Engagement, where appropriate, will continue following the submission of the application, with all feedback returned post-submission relayed to the project team

Appendices

Appendix 1a. Immediate neighbour mailing area and immediate neighbour letter



Mailing Area

Land off Westbury Road

Warminster Proposals



Almost 6 hectares of
public open space



Planting new trees
and hedgerows



CIL contribution for services
and infrastructure



Network of foot and cycle paths



Environmentally responsible
development



New community hub facility

Barratt Homes Bristol are bringing forward outline proposals to create up to 205 new homes, 30% of which will be Affordable Homes, together with public open space, sports facilities, community centre, play areas, SUDS and biodiversity enhancements, at New Farm, Warminster.

We are seeking views on our proposals at an early stage to enable comments from members of the public to be taken on board and help us shape the proposals for the site.

The development would provide much needed new market and affordable housing in the area, together with all necessary infrastructure and a large area of landscaped, public open space including sports and play facilities.

Normally we would hold an exhibition nearby to show you our proposals. However, due to the current circumstances, we are instead holding a public webinar by Zoom on 24th March at 7pm so that you can have your say safely.

www.NewFarmWarminster.co.uk


BARRATT
HOMES

The need for more homes

More Homes Are Needed



A lack of housing supply in Warminster and the surrounding area has led to significant house price inflation, with the average house here now costing £327,715, compared to £241,124 in 2010.

We understand that most people recognise the need for more housing in principle, however we also appreciate that proposals for new homes often cause concern among existing residents. Our approach is to seek to understand the local community in developing our plans, to maximise the benefits and minimise any potential impacts.

As an environmentally-conscious developer, Barratt strives to ensure all new buildings secure high standards of energy and water efficiency, as well as delivering suitable facilities for recycling, and encourage active travel. New homes are greatly needed, but they must be high-quality and not at the expense of the local environment.

Why here?

There are very few suitable locations remaining around Warminster that are suitable for new homes. We believe this is one, and that it can be delivered immediately with minimal impact on the surrounding area.

The Site

The site comprises 10.45 hectares of land, sitting between Westbury Road to the east, the railway line to the west, and Warminster to the south. The land is currently in agricultural use in a sustainable location with good access to the local services and facilities.

The site is proposed to deliver a mix of housing development and public open space to soften views from the north, offering a smooth, landscaped transition to the countryside. The site has good connections to the town centre, railway station, as well as Bath, Salisbury, and Boreham Field.

Environmental focus

As well as seeking to address the local problems caused by house price inflation and a lack of housing supply, we want to deliver an ecologically rich and environmental scheme that makes a contribution towards fighting climate change. We plan to achieve a 10% biodiversity net gain, meaning the local environment will be overall better off than it is now, by enhancing hedgerows, creating open green spaces, using swift bricks, hedgehog fences, and extensive planting to encourage wildlife to flourish.



Features

As part of the new development, we are proposing a range of features that should provide for a good quality of life for new residents, and also offer an improvement on existing facilities and infrastructure for existing neighbours. These will include:

- Public open space, including proposed for allotments, play areas, and sports pitches
- 1 and 2-bed apartments, and 2, 3, and 4-bed family homes
- A scheme with character, based around a structured hierarchy of streets and interconnected green spaces.
- Two new accesses off Westbury Road
- Protecting and enhancing existing hedgerows and trees and planting new hedgerow
- A network of foot and cycle paths to ensure convenient pedestrian and cyclist access to the site and travel across it
- A new cycle path connection to Warminster

town centre and railway station

- A multi-functional network of green spaces to encourage walking and cycling rather than depending on car
- A community hub facility, which could be used to host community groups and sports clubs
- Community Infrastructure Levy (CIL) contribution to the Council, which can be spent on improving local services and infrastructure
- A network of foot and cycle paths to ensure convenient and attractive pedestrian and cyclist connections on and off site



About Barratt

Barratt has been officially recognised as the highest quality major national housebuilder, having been awarded the maximum '5 Stars' from the House Builders Federation (HBF) every year since 2010.

We are also pushing environmental features in our developments which is illustrated by Barratt Homes' securing Next Generations 'Best National Housebuilder' awards for sustainability, and

the Carbon Disclosure Project (CDP)'s 'Best Housebuilder' award. Barratt also scores 84% on the FTSE4Good index, which assesses market stocks against strict environmental, social, and governance criteria.

Barratt Homes has a proven track record of delivery in Wiltshire, including recent projects such as Birds Marsh View, Chippenham, and a comparable 164 home scheme at Mill Brook, Westbury

We're a 5 Star Housebuilder

Every year since 2010, Barratt Homes has officially been the highest quality major national housebuilder, having been awarded an exclusive "5 Star Housebuilder Award" by the Homebuilders Federation.

The award is the result of recommendations from customers as well as our superior build quality, so we're especially proud to be the only major national housebuilder to be awarded this accreditation every year since 2010.

The award is extra assurance that you can expect the best quality build when you choose a Barratt home.

OVERALL	QUALITY	DESIGN	ENVIRONMENT
 Housebuilder of the Year Large Housebuilder of the Year	 Highest Prize in Job Awards (for 12 years) 10% Recommended since 2007	 10 Gold Awards - 70% of total Best UK Design Under 3 Stars	 A- Rating Best Housebuilder
WORKPLACE	TRAINING	COMMUNITY	SUSTAINABILITY
 Best Graduate Programme Top 100 Employer for Graduates	 Best Youth Employment Strategy Best Training & Recruitment Initiative	 Future Ready - Best Continuity Initiative Outstanding Business of the Year	 Most Admired Housebuilder Best National Housebuilder

Good to buy a home from someone you can trust.

Hayley Neal (Lillicover)

We are really pleased with our new home.

Angela (Barratt Homes homeowner, Barclay Group subsidee)

OVER 90% CUSTOMER RECOMMENDED
10 YEARS IN A ROW

Have your say

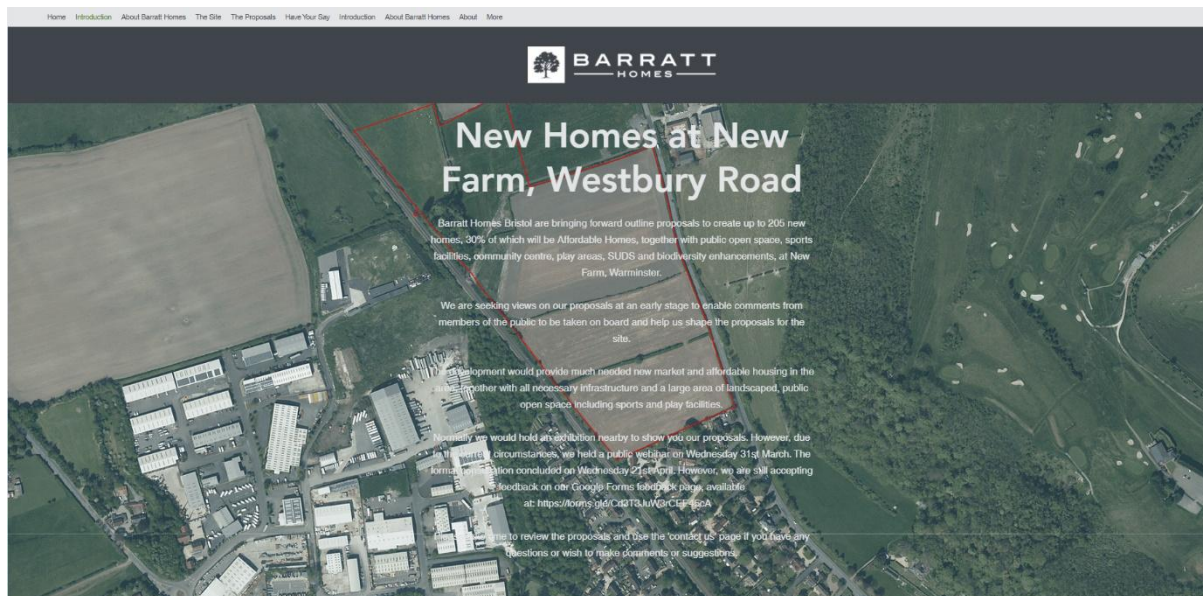
We've spent the last few months looking at the technical detail and believe this is an ideal site to deliver high-quality new homes. We would value your thoughts on our proposals and will be holding a public webinar by Zoom on 24th March at 7pm, to RSVP please contact the team.

You can get in touch with the team through Simon via:

- email Simon@cadence-pr.uk or
- call 07792730765 (during office hours).

Subject to feedback received, we are hoping to submit an application in April or May. **Thank you.**

Appendix 1c. – Website – www.NewFarmWarminster.co.uk



Appendix 1d. – Google Feedback Form – www.tinyurl.com/NewFarmWarminster

Land Off Westbury Road, Warminster Feedback

QuestionsResponses 5

Land Off Westbury Road, Warminster Feedback

Have your say on Barratt Homes' proposals

Privacy Statement: In compliance with GDPR, we collect and process the information you give us to inform development proposals for this site. Your data will be stored securely and will not be passed on to third parties, nor will you be contacted for any purposes not related to this development. Your feedback will be shared with the design team to inform development proposals.

*Required

Did you attend the webinar on 31st March? *

☐ Yes

☒ No

If you would like to be kept updated on our proposals, please leave your email address below

What is your postcode? We use this information to understand where people getting in touch live.

What did you like about the proposals for new homes in Warminster?

Send

Appendix 1e. – Warminster Journal Advert

This appeared on page 7 of the Friday, 14th May 2021 edition of the *Warminster Journal*



Proposals for new homes off Westbury Road, Warminster

We're consulting on plans, ahead of submitting an outline planning application later this month. Our plans comprise 205 new homes, including 30% dedicated Affordable Homes, ecological improvements, and new public open space

Find out more and have your say at:
www.NewFarmWarminster.co.uk



May 2021 Unitary Council Results

Warminster Broadway Unitary Council Results Number Of Seats: 1

Candidates: Jackson, Tony, (Elected) The Conservative Party, votes 681; Papworth, Martin, Liberal Democrat, votes 148; Syme, John, Independent, votes 305; Watson, Richard, Green Party, votes 165.
Turnout 34.32%.



Tony Jackson

Warminster East Unitary Council Results Number Of Seats: 1

Candidates: Davis, Andrew, (Elected) The Conservative Party, votes 660; Large, Eddie, Green Party, votes 153; MacDonald, Paul, Independent, votes 574; Vaughan, Oscar, Liberal Democrat, votes 79.
Turnout 35.37%.



Andrew Davis

Warminster West Unitary Council Results Number Of Seats: 1

Candidates: Ridout, Pip, (Elected) The Conservative Party, votes 603; Allensby, Stacie, Independent, votes 244; Charles, Elizabeth, Liberal Democrat, votes 146.
Turnout 30.28%.



Pip Ridout

Warminster North Unitary Council Results Number Of Seats: 1

Candidates: Parks, Bill, (Elected) The Conservative Party, votes 977; Stratton, Jenny, Liberal Democrat, votes 424.
Turnout 33.06%.



Bill Parks

Wylly Valley Division Number Of Seats: 1

Candidates: Newbury, Christopher, (Elected) The Conservative Party, votes 1,135; Charles, Josh, Liberal Democrat, votes 276; Tuff, Julia, Green Party, votes 302.
Turnout 46.63%.

Mere Unitary Council Results Number Of Seats: 1

Candidates: Jeans, George, (Elected) Independent, votes 1,332; Jordan, John, Labour Party, votes 177; Moxham, Cindy, Green Party, votes 79; Pollard, Timothy, The Conservative Party, votes 244.
Turnout 51.47%.

Susan Mills
Decorating Service
Clean, Friendly Professional Service
Free Estimates
No job too small
Call: 01985 216712
or 07786 564956
soozmills42@live.co.uk

Candidates: King, Gordon, (Elected) Liberal Democrat, votes 863; Amos, Michael, Labour Party, votes 108; Fos-John, The Conservative Party, votes 402.
Turnout 41.63%.



Gordon King

Westbury North Unitary Council Results Number Of Seats: 1

Candidates: King, Carole, (Elected) Liberal Democrat, votes 653; Donovan, Aaron, The Conservative Party, votes 309; Taylor, Michael, Green Party, votes 97; Wright, Andy, The For Britain Movement, votes 33.
Turnout 27.92%.



Carole King

Westbury West Unitary Council Results Number Of Seats: 1

Candidates: Dean, Matthew, (Elected) Independent, votes 576; Butler, Daniel, The Conservative Party, votes 256; Cavill, David, Liberal Democrat, votes 111; Russ, Jane, Labour Party, votes 154.
Turnout 28.04%.



Matthew Dean

The Countywide Picture

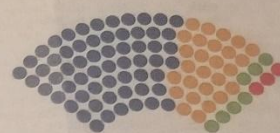
There are 98 Wiltshire Council seats in total; the number of seats for each party are as follows, with the previous number of seats in brackets:

Conservatives: 61 (62), Liberal Democrats: 27 (21), Independent: 7 (11), Labour: 3 (3).

Therefore, the Conservatives hold overall control of the council and will form the administration until the next full unitary elections in 2025. Terence Herbert, Wiltshire Council Chief Executive and Returning Officer for Wiltshire, said: "I'd like to congratulate all the elected Wiltshire Council members, both new and returning, for their successful work today. We look forward to working with all 98 elected members."

The election saw a turnout of 40.53%, which is a slight increase on the 2017 turnout of 39.6%. The final electorate number in the Wiltshire Council area was 381,454, with 70,733 registered postal voters.

Wiltshire Council - political makeup



Party: Conservatives 61, Liberal Democrats 27, Independent 7, Labour 3.

The political makeup of Wiltshire Council after the unitary elections.

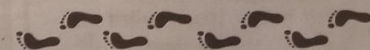
STEP WRIGHT FOOT CARE

Mo Wright MCFHP, MAFHP

Providing a foot care service in your home and in clinic

For toe nail cutting, corn and hard skin removal, fungal nails, management of in-grown toe nails and management of the diabetic foot.

Finger nail cutting and filing is also available.



To make an appointment for a home visit or for a clinic appointment, please call

07769 354501



BARRATT HOMES

Proposals for new homes off Westbury Road, Warminster.

We're consulting on plans, ahead of submitting an outline planning application later this month. Our plans comprise 205 new homes, including 30% dedicated Affordable Homes, ecological improvements, and new public open space.

Find out more and have your say at:
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