

Land at Home Farm, Warminster

Statement of Community Involvement

Bellway Homes Limited

23 April 2026

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Contents

1.0	Introduction	1
2.0	Policy Context	2
	National Planning Policy Context	2
	Local Planning Policy Context	3
3.0	Process of Engagement	4
	Engagement with Warminster Town Council and the Neighbourhood Plan	4
	East Boreham Business and Resident Action Group (EBBRAG)	4
	Formal Pre-application Enquiry	4
	Online and Remote Consultation	5
	In-Person Consultation Event	5
4.0	Summary of Consultation Feedback	7
5.0	Applicant Response	11
6.0	Scheme Amendments Following Public Consultation	15
7.0	Conclusion	16

1.0 Introduction

1.1 Purpose of the Report

1.2 This Statement of Community Involvement ('SCI') has been prepared by Lichfields on behalf of Bellway Homes Ltd ('the applicant'). It has been prepared to accompany a planning application for the following proposed development at Land at Home Farm, Warminster:

"Full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. Restoration and widening of existing pedestrian opening in the wall to Boreham Road. All associated infrastructure works".

1.3 A summary of the site, the surrounding context and application proposals is set out within the accompanying Planning and Affordable Housing Statement and Design and Access Statement.

1.4 This SCI sets out a summary of the public consultation process undertaken for the full application submission by the applicant, together with the responses received from this and how these have influenced the proposed scheme. It should be read in conjunction with the other reports and documents that accompany the application.

1.5 Structure of Statement

1.6 This Statement is structured as follows:

- **Section 2.0** reviews the planning context of public consultation;
 - **Section 3.0** assesses the methodology for engagement;
 - **Section 4.0** outlines the common answers from the consultation feedback and analyses the key themes, highlighting how these responses have influenced the proposed development;
 - **Section 5.0** summarises the key findings from the consultation;
 - **Section 6.0** outlines amendments to the scheme in response to public consultation; and
 - **Section 7.0** concludes the SCI.
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2.0 Policy Context

- 2.1 This section provides an overview of national and local policy and guidance of relevance to community involvement and public consultation.

National Planning Policy Context

- 2.2 Engagement is a key part of the planning process, and Government guidance clearly encourages consultation to be undertaken as part of development projects.
- 2.3 The National Planning Policy Framework (NPPF) (2024) states that Local Planning Authorities (LPAs) should seek to approve applications for sustainable development where possible and encourage proactive working with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 2.4 The Framework recognises the importance of early engagement to improve the efficiency and effectiveness of the planning application system for all parties. Indeed, paragraph 40 states:
- “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”*
- 2.5 Whilst para. 40 of the NPPF is proposed to be amended in the latest (December 2025) consultation draft, the sentiment supporting early engagement with the community, local planning authority, and statutory bodies, remains. Policy DM1 of the draft NPPF states *“...pre-application engagement should be proportionate to the nature of the scheme and those likely to be affected by it”*.
- 2.6 LPAs have a key role in encouraging applicants to take up any pre-application services which are offered and, where beneficial, encourage engagement with the local community before applications are submitted.
- 2.7 The Planning Practice Guidance (PPG) encourages pre-application engagement. Paragraph 001 (ref. 20-001-20190315) states that:
- “...pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”*
- 2.8 This can be achieved by understanding the relevant planning policies and material considerations associated with the proposal, working collaboratively with stakeholders, discussing mitigation measures of the proposal, identifying all the information that will be required to support the submission of the application and putting in place a Planning Performance Agreement where needed.
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Local Planning Policy Context

- 2.9 The Wiltshire Council Statement of Community Involvement (“SCI”) was adopted in July 2020. The SCI outlines the ways that Wiltshire Council will engage local people in planning consultations and decisions across policy documentation and live planning applications.
- 2.10 Paragraph 8.11 of the document also sets out that Council would:
- “...encourage developers and applicants to engage with local people and communities including town and Parish Councils and with neighbours, when appropriate, before submission of a planning application.”*
- 2.11 The document states that engagement with local communities could take a number of forms, including a public exhibition or display of materials associated with a future application. The document also notes that:
- 1 A ‘reasonable timeframe’ should be allowed for people to provide their feedback;
 - 2 Engagement in pre application consultation with local people is strongly encouraged for developments of ten or more homes;
 - 3 Specific pre application submissions to the Council are encouraged for all types of planning application to receive the Council’s initial views.
- 2.12 The Council highlights that there is no statutory requirement for community and stakeholder involvement prior to submitting a planning application. However, it is strongly advised.
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3.0 Process of Engagement

- 3.1 The applicant has engaged with the elected ward members, Warminster Town Council, and the local community / interested groups to gather feedback and, where relevant or necessary, address this prior to the submission of the planning application.

Engagement with Warminster Town Council and the Neighbourhood Plan

- 3.2 Over the last 12 months, the applicant has sought to make contact and engage with Warminster Town Council, in particular in relation to the emerging Warminster Neighbourhood Plan (NP) Review process.
- 3.3 Initial engagement began in the early stages of 2025, as the site was shortlisted for allocation within the NP in March 2025. The site was included as part of initial informal local community consultation on the NP from 8 March to 6 April 2025.
- 3.4 Following continued engagement with the Town Council through the second half of 2025 and into early 2026, including meetings with the Clerk, Councillors and the NP Steering Group, it is noted that the site has now been selected for allocation within the NP and has been included within the Neighbourhood Plan Regulation 14 consultation, running from 26 January 2026 to 23 March 2026.
- 3.5 The Town Council was also invited to a one-hour stakeholder session as a preview to the wider public consultation event (that took place on 19 November 2025) prior to the event opening to the general public. More details on the consultation can be found at paragraph 3.10 onwards.

East Boreham Business and Resident Action Group (EBBRAG)

- 3.6 Bellway has been engaging with EBBRAG, a local business and resident's group who are actively objecting to any future application for residential development at Land at Home Farm.
- 3.7 Four members of EBBRAG joined the one-hour stakeholder session as a preview to the wider public consultation event on 19 November 2025 and the project team discussed their views and responded to questions.

Formal Pre-application Enquiry

- 3.8 A formal pre-application advice enquiry was submitted to Wiltshire Council on 4 August 2025 (ref. ENQ/2025/01241). An online Microsoft Teams meeting was held with the allocated Planning Officer, Russell Brown, on 3 December 2025.
- 3.9 A pre-application written response was received on 19 March 2026. Where comments have been able to be addressed, given timescales, these have been considered as outlined in the Planning Statement.
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Online and Remote Consultation

Website

- 3.10 To inform local residents and businesses of a consultation website and an in-person consultation event occurring on Wednesday 19 November 2025, a leaflet was distributed on 3 November 2025. The area of distribution and the leaflet are included in **appendix 1**.
- 3.11 The invitation leaflet directed residents and businesses to the website www.landathomefarmconsultation.com to allow residents and local stakeholders to review the site and the surrounding context, understand the development proposed / the emerging design, outline the scheme's benefits, technical considerations, and provide information about Bellway Homes. The website directed residents and local stakeholders to provide their comments via a link to an online feedback form. It also advertised details of the public consultation event at Warminster Civic Centre (see below). An extract of each website page is provided in **Appendix 2**.
- 3.12 The site has been viewed 541 times by 408 unique visitors. There were 128 consultation responses received from the online consultation, in addition to five emails received with general comments on the proposal. It should be noted that 17 of the responses were identical, albeit from different recipients. A summary of the feedback form responses is contained in Section 4.0.

In-Person Consultation Event

- 3.13 The public exhibition event was held at Warminster Civic Hall from 12:30 to 19:30 on Wednesday 19 November 2025. The time – which stretched through afternoon and evening – was chosen to enable a range of stakeholders to attend. An hour-long focused session for resident groups and councillors was held before the consultation event.
- 3.14 The exhibition comprised nine information boards, detailing the site's location, constraints and opportunities, design considerations and the emerging layout. Copies of the boards displayed at the event are available at **Appendix 3**.
- 3.15 Seven members of Bellway's project team attended the exhibition event to provide further information about the proposals and answer any questions. A QR code was provided on the boards linking to the consultation website and attendees were invited to do so at the event; this also enabled attendees to complete the form following the event, having had a chance to digest the information. A copy of the feedback form is included at **Appendix 4**. Photos from the exhibition are included at **Appendix 5**.
- 3.16 Attendees engaged in conversations with the project team and some filled out in-person feedback forms, which asked the same questions as the online feedback form. These feedback forms were placed in a sealed box and transported via courier on Friday 16 November to Reception at BLOK, 1 Castle Park, Bristol, BS2 0JA, where Lichfields is a tenant. Unfortunately, the box was delivered after hours and stored at Reception, and the building was subject to a break-in overnight; along with numerous other items, the consultation box was stolen. Building management reported this to the police and an investigation was opened which remains ongoing; the couriered box not yet been recovered.
-

- 3.17 This is clearly extremely unfortunate and disappointing for Bellway / the team, albeit something out of our control. However, all attendees who completed the in-person feedback form (of which it is estimated there were circa 20-25) were invited to do so by a member of the project team and the majority of comments were discussed with these team members in detail prior to/during completion of the form. In order to ensure these comments are captured wherever possible, the project team summarised all elements that were discussed on the day immediately to follow, and issued these to Lichfields and Bellway; these are included within the consultation analysis and applicant response in the following section, along with all of those recorded online and via email.

4.0 Summary of Consultation Feedback

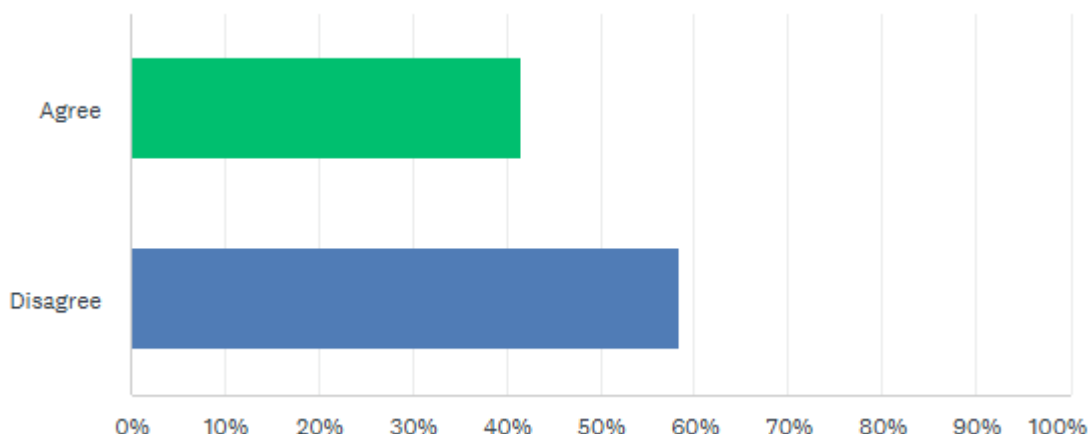
4.1 This section details the responses received via email and the online feedback form. This includes the number of responses, plus a brief summary of respondent's answers.

4.2 These are then linked to the applicant's response within the proposed development, in Section 5.0.

4.3 The online feedback form was completed by 52 respondents. Question 1 canvassed whether the respondent was a 'neighbour', 'broader Warminster resident', or 'Other (please state)'. Out of 51 answers (one respondent skipped):

- 1 26 identified as a neighbour;
- 2 23 identified as a broader Warminster resident;
- 3 2 identified as 'Other' and described themselves as a 'community partner' and 'neighbour within a quarter of a mile'.

Q2: Bellway have taken a landscape and heritage approach to the revised proposals. Do you consider that the revised proposals are more sensitive to the setting of this part of Warminster than previous schemes?



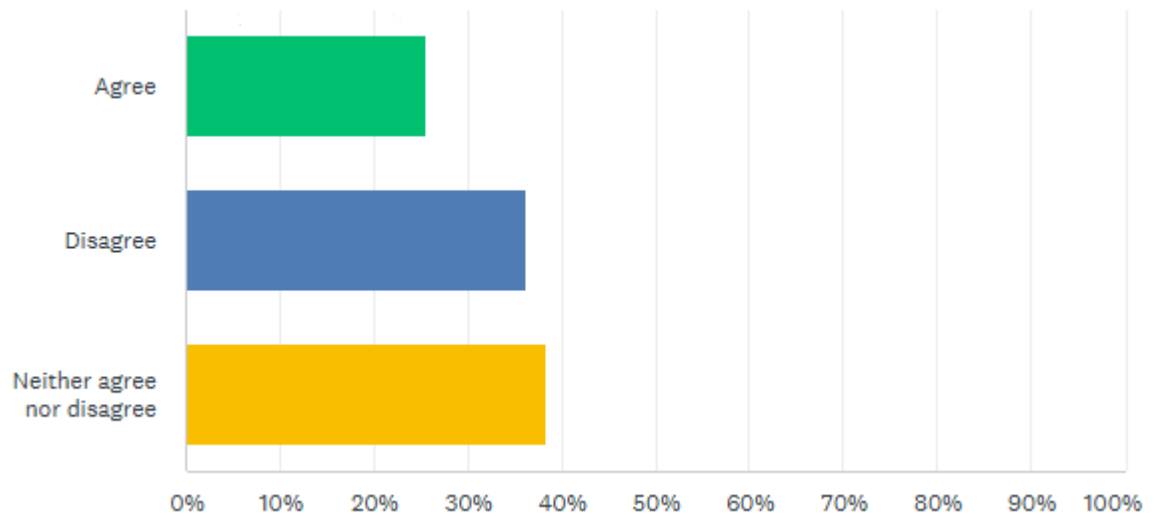
4.4 48 respondents answered this question and four skipped. 20 respondents (42%) agreed with the statement, whilst 28 respondents (58%) disagreed.

Q3: We have shared example street scenes that demonstrate what houses may look like. Do you have any comments on desired design or style?

4.5 There were 33 responses to this question, with 19 respondents skipping. Six respondents (18%) were positive, 12 respondents (36%) were negative, five respondents (15%) had neutral comments, and 10 respondents (30%) made comments unrelated to design.

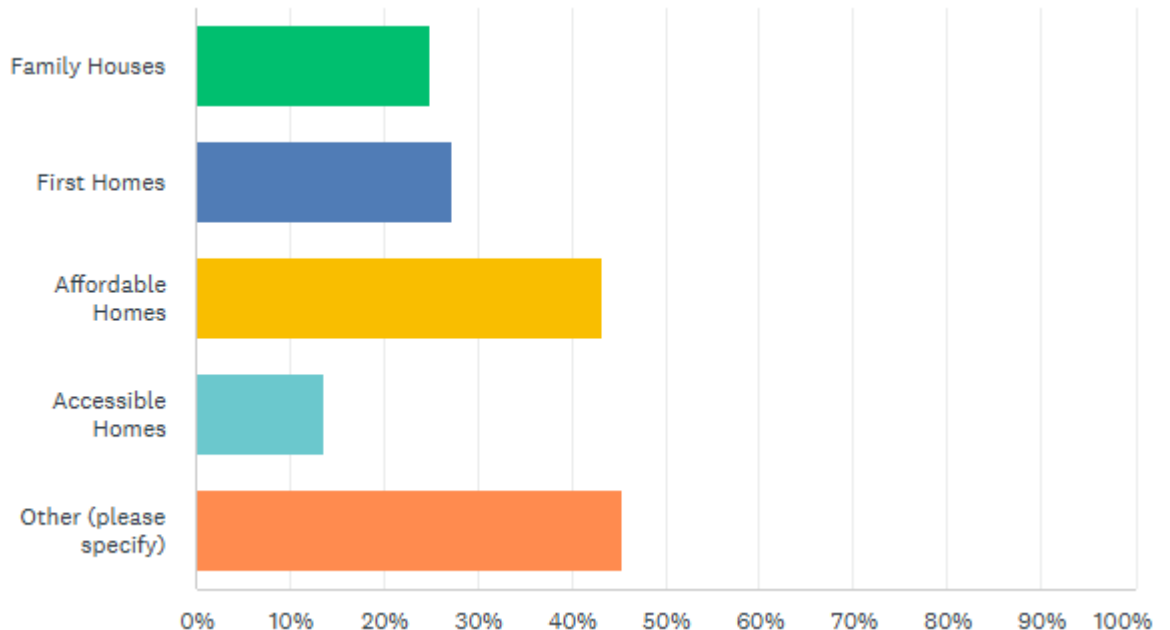
4.6 Of those comments relating to design, the most common issues were asking whether the proposed design adapts to local character (11 respondents; 33%), and if the proposed design is unique (eight respondents; 24%).

Q4: Bellway has shown a parkland-based approach to this development. Do you consider this a benefit?



4.7 47 respondents answered this question and five skipped. 12 respondents (26%) agreed with the statement and 17 respondents (36%) disagreed. The greatest number of respondents – 18 (38%) – neither agreed nor disagreed with the statement.

Q5: What type of homes does Warminster need more of?

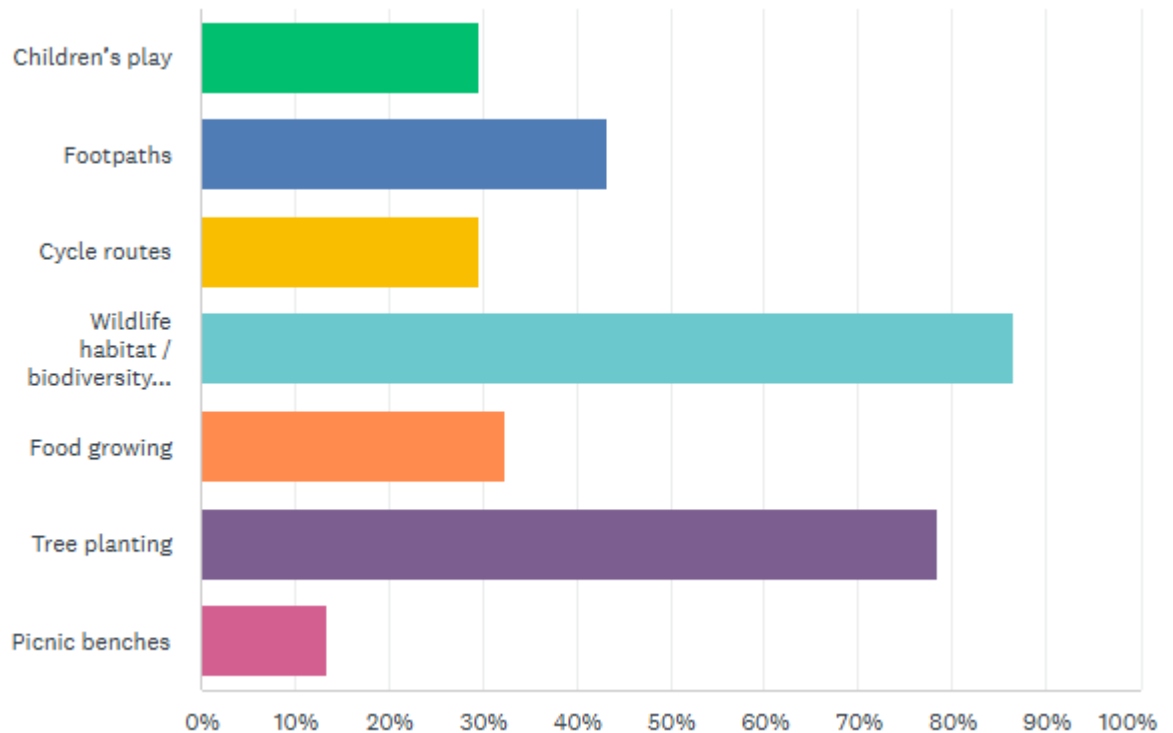


4.8 44 respondents answered this question and eight skipped. 11 respondents (25%) said Family Houses, 12 respondents (27%) said First Homes, 19 respondents (43%) said Affordable Homes, and six respondents (14%) said Accessible Homes.

4.9 20 respondents (45%) – the largest group – said Other. In detailing their answer: 16 respondents stated no more homes should be built; 2 respondents stated all four of the

above categories; one respondent stated eco-homes; and one respondent stated only affordable homes.

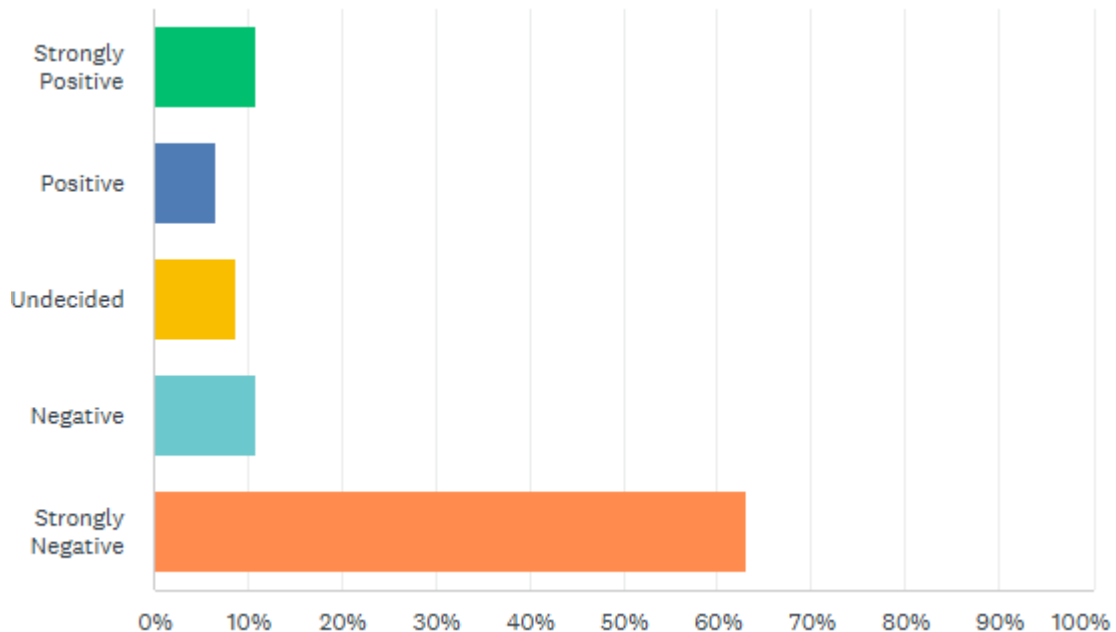
Q6: What features would you like within the proposed public open space?



4.10 37 respondents answered this question and 15 skipped. The number of responses were as follows:

- 1 11 respondents (30%) said Children's play;
- 2 16 respondents (43%) said Footpaths;
- 3 11 respondents (30%) said Cycle routes;
- 4 32 respondents (86%) said Wildlife habitat/biodiversity enhancements;
- 5 12 respondents (32%) said Food growing;
- 6 29 respondents (78%) said Tree planting; and
- 7 Five respondents (14%) said Picnic benches.

Q7: Overall, how do you feel about the current proposals?



- 4.11 46 respondents answered this question and six skipped. Five respondents (11%) answered 'Strongly Positive', three respondents (7%) answered 'Positive', four respondents (9%) were 'Undecided', five respondents (11%) answered 'Negative', and 29 respondents (63%) answered 'Strongly Negative'.

Q8: Do you have any further comments or questions?

- 4.12 There were 38 responses to this question, with 14 respondents skipping. Three respondents (8%) were positive, 27 respondents (71%) were negative, and 13 respondents (34%) had neutral comments.

- 4.13 The common issues raised, and number of responses, are as follows:

- 1 Loss of greenfield land - 13 respondents (34%)
 - 2 Opposition to new homes – 12 respondents (32%)
 - 3 Transport and Access – 11 responses (29%)
 - 4 Lack of GPs and Dentists – 10 respondents (26%)
 - 5 Flooding – eight respondents (21%)
 - 6 Effects on biodiversity – seven respondents (18%)
 - 7 Effect on schools – six respondents (16%)
 - 8 Effects on heritage – four respondents (11%)
 - 9 Landscape – four respondents (11%)
 - 10 Relation to neighbourhood plan policy – four respondents (11%)
-

5.0

Applicant Response

5.1

A summary of key response comments is provided in Table 5.1 below. It also explains how the applicant has addressed consultation responses within the proposed development.

Table 5.1 Summary of comments received and applicants' response

Comment	Applicants Response
Loss of greenfield land: 13 respondents recognised the value of greenfield land, which currently borders existing properties.	There is a lack of brownfield land in Warminster and certainly not enough to meet the draft Local Plan requirement of at least 90 homes within the Warminster Neighbourhood Area (Policy 58); this is evidenced through the site search/detailed work undertaken by the Town Council/Neighbourhood Plan Steering Group and its appointed consultants to identify suitable land to meet Warminster's housing need, for which Land at Home Farm was concluded as the preferred site. There was not available brownfield land to meet need. Across Wiltshire as a whole, significant greenfield land is required to meet the district's housing need. Further, this site is suitably and sustainably located, immediately adjoining Warminster's existing built edge/settlement boundary, and is capable of delivering a number of benefits including over 10% Biodiversity Net Gain and an extensive area of public open space – with green space that was previously private to be opened up to the public (circa half the site).
Biodiversity: seven respondents were concerned for the negative impacts of development on wildlife. One respondent appreciated the proposed areas of low-lighting for the benefit of night time wildlife.	The proposed development will exceed 10% Biodiversity Net Gain, improving both habitats and hedgerows for wildlife. The site will also experience a significant increase in tree resource and other planting, which contributes to its biodiversity credentials. A lighting strategy has been developed – and is detailed in the application – in close consultation with an ecologist to protect key species, particularly bats, given their sensitivity to light levels.
Landscape: four respondents were concerned by the negative impacts on landscape character. Two respondents welcomed the parkland setting and requested further detail on this element of the proposals.	The applicant welcomes the positive comments on the parkland element of the scheme; it forms a crucial part of the proposals, both to create a desirable, healthy, and environmentally friendly development, but also to support access to nature. The LVIA, produced by Pegasus, provides full detail on the landscape impact of the proposals. In summary, there is some harm because the existing greenfield site would be developed with houses. However, it is recognised by Wiltshire Council and the emerging Warminster Neighbourhood Plan that greenfield sites need to be developed to meet future housing needs. Further, the proposal is primarily identified / viewed within the existing urban context of Warminster's eastern edge. Importantly, the proposal will result in no significant landscape or visual effects post-development and where moderate or minor

Comment	Applicants Response
	adverse impacts have been identified, these have been mitigated wherever possible. There are also some major beneficial effects on the landscape, such as the enhancement to tree resource through considerable proposed planting, and the improvements to existing PRowWs and extensive new areas of public open space, recreational routes, play provision and general amenity spaces (56% of the site is opened up as accessible greenspace).
Flooding: Eight respondents highlighted that Boreham Road regularly floods. Respondents also queried the increased risk of flooding following the development.	The Flood Risk Assessment (FRA), produced by Ardent Consulting Engineers, identifies that flood risk to the proposed development is low or very low in the area of development. The proposed development suitably accommodates all surface and foul drainage through a comprehensive drainage strategy. The proposal is also supported by an agreed connection for foul sewage with Wessex Water. Sustainable Drainage features have been identified to control surface water run-off. Groundwater emergence risk is accommodated through raising of the proposed dwellings. Any risk from any source of flooding has therefore been appropriately mitigated.
Heritage: Four respondents raised concern about impacts to heritage assets, including Bishopstrow house and Battlesbury Hill.	The applicant recognises that a previous application on the site was withdrawn, following a Historic England objection to the site's allocation. However, as per the Heritage Impact Assessment submitted with the planning application, the proposed application (layout) has been significantly altered, most notably in its layout, to reduce impacts on nearby heritage assets, such as Battlesbury Hill. This includes only proposing housing in the north-western section of the site, protecting the southern field as open space, forming a parkland setting to the site/surroundings. Containing development to this part of the site was recognised by Historic England / the examining inspector as potential mitigation to the concerns raised; the proposals now submitted by Bellway build on this, provide further evidence and respond positively.
Transport: 11 respondents commented on transport, highlighting that Warminster cannot sustain further congestion, and that the access for the site emerges onto a busy, unsafe road.	As set out in the Transport Assessment, produced by Ardent Consulting Engineers, the proposed development is considered to provide safe and suitable access for all users, and would not have a severe impact on any existing highway infrastructure. The access proposals have been agreed in principle with the Local Highway authority through pre-application. Further, trip rates have been assessed and the development would not have any unacceptable impacts on the road network; there would be no material impacts on local traffic. The site is also well served by existing bus routes, is walkable/cycle-able to the train station, and proposed a number of improvements to pedestrian connectivity between existing rights of way. The proposed Travel Plan will encourage use of sustainable modes of transport.

Comment	Applicants Response
Principle of development: 12 respondents considered that Warminster cannot sustain further housing development. Two respondents would only consider the scheme should it provide increased levels of affordable housing.	Wiltshire Council is in clear and pressing need of new housing, with the current 5-year housing land supply position at only 2.42 years and the draft Local Plan only meeting 59% of acknowledged housing need (the Plan is now to be withdrawn as it has been found unsound; Wiltshire will therefore have to urgently prepare a new Local Plan which meets its full (i.e. 100%) housing need). The application site has been previously identified within the Wiltshire Housing Site Allocations Plan as being suitable for housing, and the heritage concerns which previously discounted it have now been addressed in Bellway's application. The site has also been draft allocated within the emerging Neighbourhood Plan for Warminster, as the only suitable site to meet its housing needs (minimum of 90 dwellings). The proposed development includes 40% affordable housing, which exceeds current policy (30%) and responds positively to the draft requirement set in the draft Local Plan and draft Neighbourhood Plan i.e. Warminster's (and wider Wiltshire's) affordable housing needs are significant and increasing and this site is seeking to assist in meeting this need. On this basis, the proposed development is acceptable in principle; it adjoins the settlement boundary, is sustainably located, broadly unconstrained, and will deliver housing to meet identified (and currently unmet) need, along with a significant amount of new public open space.
Neighbourhood plan policy: Four respondents referenced that the development provides 45 more homes than identified in Policy 58 of the draft local plan.	The draft Local Plan identified a minimum housing need for Warminster of 90 dwellings, to be delivered via the Neighbourhood Plan. This was a 'minimum' – not a maximum. Further, given this was based on planning for only 59% of Wiltshire's housing need, and the new Local Plan will now need to plan for 100% of housing need, this figure is only likely to increase. This is also supported by the draft Neighbourhood Plan evidence base, which confirmed that the affordable housing need for Warminster (90 dwellings) would actually require delivery of 225 homes, with 40% affordable provision. In this context of a significant and pressing need for more homes in Wiltshire, development proposals should make most efficient use of land, maximising delivery whilst responding to the site's constraints and opportunities; Bellway has undertaken considerable technical work – as submitted with the planning application – to demonstrate the site can deliver 135 homes. This responds positively to a 'minimum' requirement for 90 homes, and assists with outstanding affordable need.

Comment	Applicants Response
Healthcare facilities: 10 respondents highlighted that the development will place greater pressure on existing, stressed healthcare facilities. Four respondents queried what contribution the applicant is making.	The local GP surgery (Avenue Surgery) is currently accepting new patients and has capacity; it is running under the national average for patients per GP based upon publicly accessible government data. The proposed development will be required to pay financial contributions towards services where there is a need to mitigate for increased demand generated by the new residents. This will be established via comments from the Integrated Care Board on the submitted application.
Education facilities: Four respondents queried if there are sufficient education places to accommodate the new development. Two respondents praised the site for its accessibility to existing schools in Warminster.	Through assessment of publicly available government data, schools in Warminster are shown to have surplus capacity (c. 28% in urban primary schools - 380 spaces - and c. 8% in Kingdown Secondary School - 115 spaces). The nearest primary schools to the site in east Warminster, including St George's, have surplus available pupil places sufficient to accommodate the proposed development. A contribution may be required to secondary provision given the planned expansion of Kingdown; this will be determined in comments by the Local Authority's Schools Board to the submitted application.

6.0 **Scheme Amendments Following Public Consultation**

- 6.1 A number of comments were received at the public consultation, mainly from the residents surrounding the site. The following design changes have been made in response to those comments:
- 1 Lay-by proposed on Home Farm / Bishopstrow Court access to enable safer passing for all users (vehicles, cycles, pedestrians, horses);
 - 2 Footway on northeastern edge of the site has been removed to protect the amenity of residents of Bishopstrow Court, moving pedestrians further from their rear garden boundaries;
 - 3 Further planting / buffer screening to rear of properties at Bishopstrow court to protect amenity;
 - 4 Further planting to northern edge of site to screen development in views from north looking south;
 - 5 Pathway in the south-west of the site has been removed in order to create a more defined boundary between the site and Grange Lane;
 - 6 Development of further detail to landscape / planting plans and how this integrates with drainage strategy;
 - 7 Alterations to drainage swales / rills / pathways etc. to protect the root Protection Areas (RPAs) of retained key trees;
 - 8 Footpaths and crossings within the parkland rationalised to improve accessibility, legibility, and safety; and
 - 9 Road layouts altered to improve highway safety and increase ease of movement / site legibility.
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7.0 Conclusion

- 7.1 This SCI has set out the positive approach taken by the applicant to the public engagement process. The applicant has engaged with the Wiltshire Council, Warminster Town Council, and the local community to gather feedback and, where relevant or necessary, addressed concerns prior to the submission of the planning application.
- 7.2 The applicant will continue to engage with local communities and businesses through the submission of the planning application and subsequent construction process to address any local concerns in a collaborative manner.

Appendix 1 Consultation Leaflet and Distribution Area

Land at Home Farm, Warminster



SCAN ME!



SHARE YOUR VIEWS

Bellway Homes invite you to share your views on the proposals for residential development of up to 135 homes at Land at Home Farm.

A drop-in event will be held on **Wednesday 19 November 2025** between **2:30pm and 7:30pm**. Bellway Homes and members of the design and project team will be available to discuss the proposals and answer any questions.

A website has been created to present further details of the proposed development and to provide you with the opportunity to give feedback on the proposals.

Visit www.landathomefarmconsultation.com or scan the QR code.

Responses to the consultation are invited from now until **5 December 2025**.

Bellway

THE PROPOSED DEVELOPMENT

Bellway Homes are pleased to present proposals for up to 135 new homes, creation of public open space and play facilities at Land at Home Farm, Warminster.

The development will include a range of private and affordable 2-5 bedroom homes, new pedestrian and vehicular access to the site and a large area of public open space and ecological enhancements.

Key benefits of the scheme include:



A range of high quality 2-5 bedroom homes



Over 5 ha of public open space



Supporting construction jobs in the build period



Generating additional expenditure in the local area to support facilities

HAVE YOUR SAY

This consultation will be run between **5 November** and **5 December 2025**.

Comments received beyond this date may still be considered as the proposals are finalised. Comments received during this period will be used to inform the final proposals, following which an application for planning permission will be submitted to Wiltshire Council. There will be another opportunity to provide comments to the Council following the submission of the application.

For further details on the proposals and to submit your comments, please visit:
www.landathomefarmconsultation.com or come along to our consultation event
at **Warminster Civic Centre, Sambourne Road, Warminster, BA12 8LB.**

Nathaniel Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number Z6193122). Your responses will be analysed by Lichfields on behalf of our clients: Bellway Homes. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.



Appendix 2 Consultation website



[Welcome](#) [About Bellway](#) [Planning Context](#) [Site Story](#) [Consultation](#) [The Proposal](#) [Emerging Design](#) [Have Your Say](#)

Land at Home Farm

Warminster





Welcome

Welcome and thank you for visiting Bellway Homes Ltd's ('Bellway') consultation website, where you can find out more about our proposals for new homes on Land at Home Farm, Boreham Road, Warminster.

We plan to deliver around 135 new homes, including affordable homes, across a mix of sizes and tenures. The proposals include a significant proportion of the site being dedicated to new areas of publicly accessible green space, including an equipped play area, new walking and cycle routes and parkland tree planting. Sustainability and biodiversity is at the forefront of our designs, with homes supported by renewable/clean energy and enhancements to habitats on-site.

Bellway is committed to preparation of a detailed planning application for the site, ready to deliver the homes, landscaping and open space at the earliest opportunity.



Site Location Plan
Click on the above plan to view a larger version

About Bellway

Bellway Homes started as a family business in 1946, and has been building new homes of exceptional quality for more than 75 years.

We're a five-star Homes Builders Federation (HBF) builder for eight years running and are committed to playing its part to address the growing national housing shortage. This is by delivering new high-quality communities in sustainable locations, such as proposed for Home Farm.

If you would like to find out more about Bellway, please visit their website below:

<https://www.bellway.co.uk/about-bellway>





Planning Context

The new national Government has made clear it wants to significantly increase housing delivery to help tackle the housing crisis. This includes increasing housing delivery rates nationally to 300,000 homes a year. The highest annual delivery figure reached nationally over the past 18 years is around 249,000.

Wiltshire Council does not have sufficient deliverable housing sites to achieve a 5-year housing land supply. This means it is failing to meet local need for housing.

Its shortfall sits between circa 8,999 homes over a 5 year period. The Council must therefore approve sustainable development where there are no adverse impacts which would outweigh the benefits of development; which is our conclusion on this Site.

Wiltshire's emerging Local Plan is currently at Examination. Emerging policy (58) requires that 90 dwellings be delivered via Warminster's neighbourhood area designation i.e. via the Neighbourhood Plan (NP).

The Town Council undertook consultation on this matter in Spring 2025, assessing 15 promoted sites and concluding with 3 shortlisted sites as potentially most suitable for allocation to help meet the town's housing needs; Land at Home Farm was the only shortlisted site which could accommodate the 90 dwellings required and, in order to meet full affordable need, all three sites would need to be allocated.

This demonstrates the importance of this Site to meeting Warminster's housing needs both immediately and over the coming plan period, and Bellway is committed to continued collaborative and partnership working with the Town Council, NP Steering Group and other key stakeholders, to deliver an exemplar development to meet local needs.

We have also been working with Wiltshire Council (Planning), Historic England and Wiltshire Highways, and are now keen to engage fully with the wider community.

Site Story

We are aware the site has a complex planning history which we have summarised below:

2016

Outline planning application submitted by Hallam Land (ref. 16/10502/OUT). Development across entirety of site (135 dwellings). Open space principally in northwest/northeast corners.

2018

Site included as a housing allocation by Wiltshire Council within its draft Housing Sites Allocations Plan for 135 dwellings.

2018

Historic England considered the site/draft policy failed to sustain and enhance effected heritage assets in a manner appropriate to their significance. Given conclusion of the Council's Heritage Impact Assessment (HIA), only development towards the north west of site may be suitable to avoid harm to the significance nearby heritage assets, which are predominantly to the south east of the site.

The Inspector recommended site allocation deleted, as the draft policy allowed development at the southern parts of the site. The Inspector referenced the HIA conclusion, noting that development in the north west corner would not result in the same degree of harm to heritage assets.

2020

On publication of the Inspector's report, Hallam withdrew the planning application.

2021

Bellway was selected as the promotion partner for Home Farm.

2022

Prior approval granted for two modern agricultural buildings immediately adjoining the north-eastern site boundary for change of use to residential.

2024

Wiltshire Council submitted its draft Local Plan for examination, identifying Warminster as a Market Town and identifying a need of 90 homes to be allocated by an emerging Neighbourhood Plan.

2024

The Ministry of Housing, Communities and Local Government published an updated National Planning Policy Framework, which re-calculated Wiltshire's housing need to delivery of 3,488 homes each year.

2025

Bellway undertook a revised master-planning exercise to respond to commentary raised within the Wiltshire Housing Site Allocations Plan Examination by Historic England. Bellway then undertook a pre-application with Historic England, who gave positive feedback to the reduction of impact as a result of revisions to the proposal.

Bellway promoted the site's allocation within the Warminster Neighbourhood Plan through Warminster Town Council's informal consultation in Spring 2025. Bellway submitted a pre-application submission to Wiltshire Council in August 2025, and is awaiting engagement from Wiltshire Council.

Present Day

Bellway are continuing to develop the proposals, and is looking for inputs from the community to help shape the progression of the development.



2016 Hallam Application Indicative Layout
[Click on the above plan to view a larger version](#)

Consultation

We have launched this website to provide more information on our proposals and to seek feedback from the local community to help shape the proposals ahead of submitting a planning application to Wiltshire Council.

Our consultation will run for 4 weeks from **5th November 2025 to 3rd December 2025**.

We will be holding a consultation event on **Wednesday 19th November, 2.30pm-7.30pm** at the **Warminster Civic Centre, Sambourne Road, Warminster, BA12 8LB** and would be delighted if you would join us to discuss our proposals further and give us the opportunity to respond to any questions.

Alternatively, you can view the information on this website and provide feedback in the comment box, or by emailing landathomefarm-consultation@icthfeeds.uk.



The Proposal

Our Layout

Our emerging layout sets out our vision to deliver a vibrant and sustainable addition to Warminster, with complementary and well-connected features for the Market Town.

It has been informed by the site's considerations and opportunities through detailed technical studies. It has evolved from the Concept Plan, which demonstrates Bellway's landscape-led approach. The design has been developed to positively respond to Hatlem Land's previous (withdrawn) planning application and the comments of Historic England and the Inspector at the Wiltshire Housing Site Allocations Plan Examination.



Illustrative Layout
Click on the above plan to view a larger version



Concept Plan
Click on the above plan to view a larger version

We are proposing:



Up to 135 homes, including up to 40% tenure blind affordable housing



Multi-generational homes across a mix of sizes to meet local need and demand



Vehicular, pedestrian and cycle access from Boreham Road which utilises and enhances the existing Home Farm access



Over 50% of the site retained as publicly accessible open space (c. 5.9ha) for the new and existing community to include:

1. children's play
2. parkland with tree planting
3. ponds and wildlife habitat
4. new footpaths/cycle routes meandering



Enhancements to the wall fronting Boreham Road with re-opening of the historic pedestrian access and associated repair works



Undergrounding of overhead lines with landscape and visual benefits



Significant areas protected and enhanced for wildlife, with potential to exceed 10% biodiversity net gain



Connectivity for new residents via existing routes to school provision in Warminster, along with the town centre and all its facilities, supporting Bellway's approach to a 'live local lifestyle'

Heritage	Access & Connectivity	Landscape	Ecology
• Built development contained to the north west of the site, to provide physical and visual separation from Grade II Listed Bishopstrow House Hotel, and to retain a visual corridor from Batesbury Hillfort to the Bishopstrow Conservation Area, south of the site. • Engagement with Historic England has confirmed that development in this location will be seen within the context of the existing settlement of Warminster. • The reduced area of development proposed relative to previously considered scheme, ref. 16/10602/OUT, serves to minimise any potentially negative impacts on the Bishopstrow Conservation Area to the south and east. It does this by retaining a green buffer area and preserving its overall setting.			

Emerging Design

Our planning application will be a full, detailed proposal, with detailed assessment of its relationship to its surrounding context including the significance of local heritage assets and key views, including Grade II listed Bishopstrow House Hotel, and scheduled monument Battlesbury Hillfort.

Access and movement, landscape, ecology and green and blue infrastructure have also been given detailed consideration.

Our planning application will also include detailed house types with elevations, plans, materials etc. and associated streetscenes and sections submitted for approval.

to give you an example of some of our housetypes, please see the below street scenes



Example Street Scenes

Have Your Say

We welcome your comments and questions on our proposals by **5th December 2025**.

[Click to have your say](#)

Please complete our survey to have your say, or email any questions to: landathomfarm-consultation@lichfields.uk

We hope to see you at our event on **19 November from 2.30pm-7.30pm** at the Warminster Civic Centre, Sambourne Road, Warminster, BA12 8LB.

Hard copies of the survey will also be available at the event.



LICHFIELDS

Bellway

75
YEARS OF QUALITY
SINCE 1948

HBF
★★★★★
Housing Quality Standard

Welcome

About Bellway

Planning Context

Site Story

Consultation

The Proposal

Emerging Design

Have Your Say

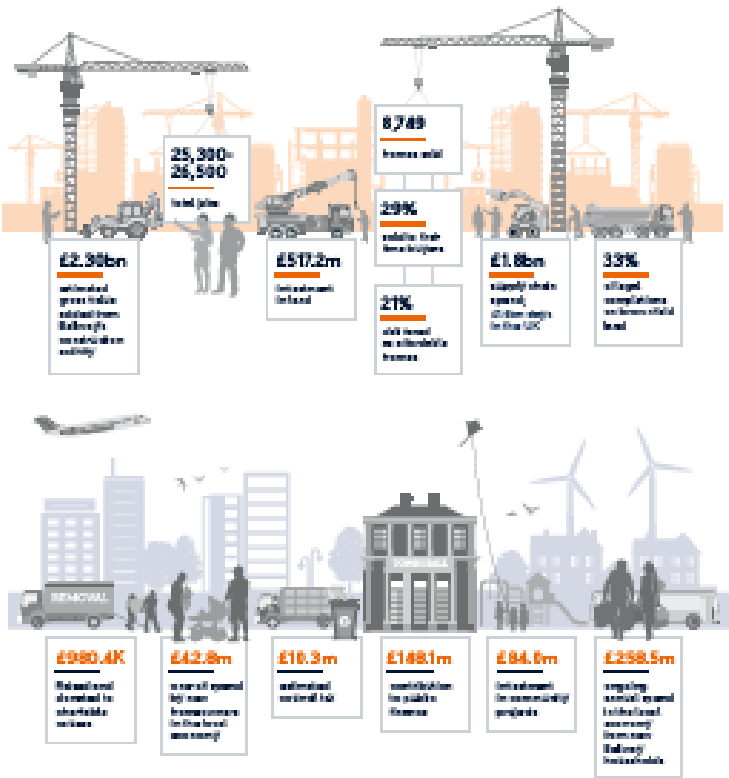
Nathaniel Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number 20628225). Your responses will be analysed by Lichfields on behalf of our client Bellway. It is not envisaged that any personal data will be supplied by virtue of completion of this survey, but in the event that any personal data is supplied, it will be妥善保管 and deleted without undue delay. Responses to this consultation may be made publicly available.

All images provided by Bellway / HBF



Land at Home Farm, Warminster
Bellway Economic Footprint 2024-25

9



These figures have been calculated by applying a range of publicly available economic indicators to the data for 2024-25.

UNIVERSITY

Bellway

Appendix 4 : Feedback Form

Land at Home Farm, Warminster Feedback Form



1 Are you a:

☐ Neighbour ☐ Broader Warminster Resident

☐ Other (please state):

5 What type of homes does Warminster need more of?

☐ Family houses ☐ First homes

☐ Affordable homes ☐ Accessible homes

☐ Other (please specify)

2 Bellway have taken a landscape and heritage approach to the revised proposals. Do you consider that the revised proposals are more sensitive to the setting of this part of Warminster than previous schemes?

☐ Agree ☐ Disagree

3 We have shared example street scenes that demonstrate what houses may look like. Do you have any comments on desired design or style?

6 What features would you like within the proposed public open space?

☐ Children's play ☐ Footpaths

☐ Cycle routes ☐ Food growing

☐ Tree planting ☐ Picnic benches

☐ Wildlife habitat / biodiversity enhancements

7 Overall, how do you feel about the current proposals?

☐ Strongly Positive ☐ Positive

☐ Strongly Negative ☐ Negative

☐ Undecided

8 Do you have any further comments or questions?

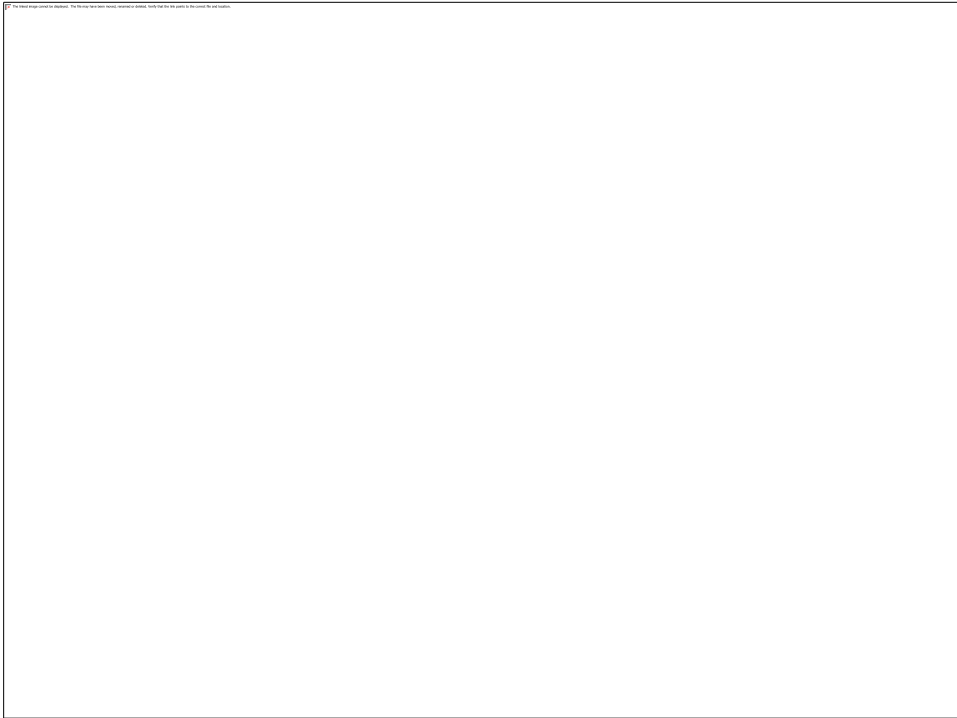
4 Bellway has shown a parkland-based approach to this development. Do you consider this a benefit?

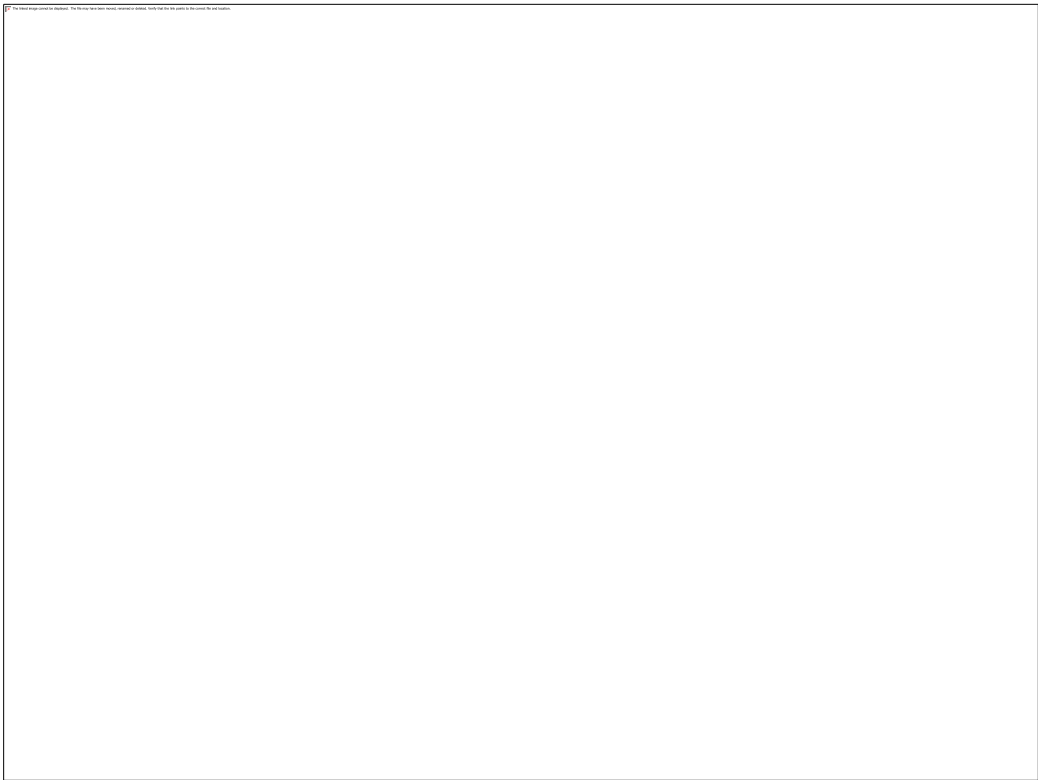
☐ Agree ☐ Disagree

☐ Neither agree nor disagree

Nathaniel Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number Z6193122). Your responses will be analysed by Lichfields on behalf of our clients: Bellway Homes. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

Appendix 5 : Photos from Exhibition





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birmingham@lichfields.uk

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