

View results

Respondent

749 Barry Pirie

04:45

Time to complete

1. Application Ref: *

PL/2026/03045

2. Site Address: *

Land near Damask Way

3. Before making a request for a planning application to be referred to a Planning Committee Members are asked to discuss it with the case officer to ensure that they are aware of all of the relevant considerations and the likely recommendation. This should ensure that only those applications that need to, appear on agendas. (There have been cases where applications have appeared where the officer's recommendation is in line with the Members thoughts).

I have discussed this application with the case officer. *

☐ Yes

☒ No

4. I request this application to be called to committee if the recommendation is for:

☒ Approval

☐ Refusal

5. I request that the above mentioned planning application is considered at a meeting of the Planning Committee. I have indicated below the key issues which I consider justify the call in.

☒ Scale of development

☒ Visual impact upon the surrounding area

☒ Relationship to adjoining properties

☒ Design – bulk, height, general appearance

☒ Environmental/highway impact

☒ Car parking (use)

6. Other (please specify)

As per Objection on Planning Portal:
Formal Objection to Planning Application PL/2026/03045
Land off Damask Way, Warminster
Introduction
As a local resident and Local Councillor I write to formally object to planning application PL/2026/03045, which seeks outline planning permission for the erection of up to 49 dwellings, with all matters reserved except access, on land off Damask Way, Warminster.
While the need for housing is acknowledged, this proposal raises significant and demonstrable concerns when assessed against the Wiltshire Development Plan and the National Planning Policy Framework (NPPF).
Conflict with the Development Plan and Spatial Strategy
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.
This proposal appears to be located on an unallocated greenfield site outside any clearly defined strategic allocation. As such, it conflicts with the plan-led approach, which directs growth to sustainable and allocated sites.
The development therefore risks:

- Undermining the spatial strategy for Warminster
- Encouraging incremental, unplanned expansion
- Setting an undesirable precedent for speculative development

The recent withdrawal of the emerging Wiltshire Local Plan increases the need to adhere firmly to the adopted Core Strategy, rather than allowing ad hoc development.

Prematurity and Deficiencies of the Outline Application
The application is submitted in outline form, with all matters reserved except access.
This approach prevents proper assessment of several critical impacts, including:

- Layout and density
- Scale and massing
- Landscape treatment and visual impact
- Residential amenity impacts

The NPPF makes clear that planning decisions should secure well-designed places and high-quality developments (Chapter 12).
Without sufficient detail, the Local Planning Authority cannot:

- Properly assess compliance with design policies
- Ensure mitigation of impacts
- Guarantee acceptable outcomes at reserved matters stage

This represents a premature and speculative approach to development.

Highway Safety and Transport Impacts
The proposal for up to 49 dwellings will generate a significant increase in vehicular movements.
There is insufficient evidence within the application to demonstrate:

- Safe and suitable site access
- Adequate capacity of surrounding highways
- Impacts on junction safety and congestion
- Provision for pedestrians and active travel

The NPPF requires that developments only be permitted where safe and suitable access can be achieved (Chapter 9).
Highway safety is a well-established material consideration in planning decisions.
In the absence of robust transport evidence and mitigation, the proposal raises significant concerns in respect of highway safety and sustainability.

Pressure on Local Infrastructure
The proposed development would place additional strain on existing infrastructure, including:

- Primary and secondary schools
- GP and healthcare provision
- Local utilities and drainage systems

The NPPF requires that development is supported by adequate infrastructure to ensure sustainable communities.
The application fails to demonstrate:

- That sufficient capacity exists
- How any deficiencies will be addressed
- Whether mitigation or contributions are adequate

This represents a significant deficiency in the application.

Landscape Impact and Harm to Character
The site appears to form part of the edge-of-settlement landscape, contributing to the rural setting and character of Warminster.
Development would:

- Extend built form into the countryside
- Erode the transition between urban and rural areas
- Harm local distinctiveness

The NPPF requires protection and enhancement of the natural environment and landscape character (Chapter 15).
The application does not adequately demonstrate that landscape harm has been avoided or mitigated.
Ecology and Biodiversity

7. Division Member: *

Barry Pirie Warminster Broadway

8. Date: *

17/06/2026

