

AGENDA

17th July 2023

Dear Councillor

You are summoned to the:

Meeting of Warminster Town Council
on Monday 24th July 2023 at 7pm
to be held at
Civic Centre, Sambourne Road, Warminster, BA12 8LB

Membership:

Cllr Allensby (West) Vice Chairman of the Council and Deputy Mayor	Cllr Jones (East)
Cllr Brett (East)	Cllr Keeble (West) Chairman of the Council and Mayor
Cllr Cooper (Broadway)	Cllr Macfarlane (West)
Cllr Davis (East)	Cllr Parks (North)
Cllr Fraser (West)	Cllr Robbins (East)
Cllr Fryer (Broadway)	Cllr Syme (Broadway)
Cllr Jeffries (North)	

Members of the public are welcome to attend meetings of the Council and Committees, unless excluded due to the confidential nature of the business.

Yours sincerely



Tom Dommett CiLCA

Town Clerk and Responsible Financial Officer

1. **Apologies for Absence**

To receive and accept apologies, including reason for absence, from those unable to attend.

2. **Declarations of Interest**

To receive any declarations of interest under Warminster Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

3. **Minutes**

3.1 To approve as a correct record, the minutes of the Full Council meeting held on Monday 12th June 2023 copies of these minutes have been circulated and standing order 12.1 provides that they may therefore be taken as read.

3.2 To note any matters arising from the minutes of the Full Council meeting held on Monday 12th June 2023

4. **Chairman's Announcements**

4.1 Announcements.

4.2 Mayor's engagements (**see attached**)

Members to note.

5. **Correspondence Circulated**

Members to note the list of all correspondence circulated since the last meeting. (**See attached**).

6. **Questions**

To receive questions from members of the council submitted in advance to the Clerk.

***Standing Orders will be suspended
to allow for public participation.***

7. **Public Participation**

To enable members of the public to address the Council with an allowance of three minutes per person regarding any item on the agenda and **to receive** any petitions and deputations. The Mayor may read out statements submitted in advance.

***Standing Orders will be reinstated
following public participation.***

8. **Reports from Unitary Authority Members and the Police**

To note any reports provided which are relevant to the Full Council.

9. **Reports from Farnfields regarding the Dewey Trust**

To receive a report on the Dewey Trust Portfolio from Fiona Harmer and to ask questions if necessary. (**see attached**)

Members to resolve

- i) to give the broker authority to proceed with the recommended scheme of reorganisation of the portfolio given the risk that HMRC might seek to challenge the categorisation of the trust as a bare trust in the future.
- ii) to authorise the broker to make disposals that produce gains in excess of the trustee capital gains tax exemption in the future, bearing in mind the fact that the trustees will have virtually no capital gains tax exemption from next year.
- iii) to approve the move to a discretionary fund management whereby the broker has authority to make disposals as they think fit throughout the year.

10. Proceedings of Committee

To receive minutes with recommendations from committees, already circulated, and to consider any questions arising from them.

10.1 Parks and Estate Committee meeting held on 30th May 2023 questions to Cllr Fraser, chairman of the committee.

10.2 Town Development Committee meeting held on 24th April 2023 questions to Cllr Robbins, chairman of the committee.

10.3 Finance and Audit Committee meeting held on 9th May 2023 questions to Cllr Cooper, chairman of the committee.

10.4 Planning Advisory Committee meeting held on 15th May & 19th June 2023 questions to Cllr Jeffries, chairman of the committee.

10.5 HR Committee meeting held on 6th February 2023 questions to Cllr Keeble, chairman of the committee.

11. Membership of the HR Committee

At their last meeting, Members resolved to defer the decision on the membership of the HR Committee to this meeting so the Town Clerk could present options. Minute FC/23/045 refers. Options have been set out in a report (see attached)

Option 1 - The membership of the HR Committee should be the Mayor and the Chairmen of; the Town Development Committee, the Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee.

Option 2 - The membership of the HR Committee should be the Mayor and the Chairmen of; the Town Development Committee, the Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee, plus the Mayor of the previous Municipal year.

Option 3 - The membership of the HR Committee should be the Mayor and the Chairmen of; the Town Development Committee, the Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee, plus the Deputy Mayor.

Option 4 - The membership of the HR Committee should be the Mayor and 4 other members chosen by Full Council

Members to resolve on what the membership of the HR Committee should be and appoint members to the HR Committee if required.

12. Annual Risk Assessments and Summary for 2023 – 2024

To comply with the WTC annual governance statement, the council must receive an annual risk assessment summary report, which demonstrates that it has carried out an assessment of the risks facing the council and that, where necessary, it is taking appropriate steps to manage these via an action plan. Analysis and management of all risks within Warminster Town Council is now carried out using the Risk Wizard platform. Members previously resolved to defer the adoption Minute FC/23/021 refers. A summary of all risks has been compiled and an action plan for the highest risks is attached for members to adopt. **(See attached).**

Throughout the year the council produces regular risk assessments which are presented to members of the HR Committee under its Terms of Reference.

Members to receive the annual risk report and to resolve to adopt the action plan.

13. Wiltshire Local Plan Consultation

Wiltshire Council's Cabinet has endorsed the Local Plan, and it will be considered by Wiltshire Full Council on 18 July, before a public consultation later in the autumn. The Local Plan will set out the vision and framework for housing, infrastructure and land for employment growth for the next 15 years and is the most important place-shaping document for Wiltshire.

The document has been in development since 2017, and has been through several stages of engagement, consultation and changes based on evidence and the feedback from communities, developers and businesses across Wiltshire.

The document has a relevance to Warminster and in particular there is a supporting document "Planning for Warminster". **(see attached)**

Members are asked to respond to the consultation by sending Wiltshire Council the latest versions of the draft Warminster Neighbourhood Plan and Town Centre Master Plan so the information contained about Warminster can be updated.

14. Copheap Repairs

Members previously resolved to:

- i) ask officers to draw up a specification (in consultation with Cllr Parks) and seek tenders from contractors to undertake the work and to bring the tenders to Full Council on 24th July for one to be selected, and
- ii) Inform the Dewey Trust and ask them to sell (at a time of their choosing) up to £50,000 of the Portfolio to pay for the work.

Since then a site visit has been made by Officers and Cllr Parks and it is clear that the work will probably need to be undertaken by multiple contractors. The work includes tree work, painting, drainage improvements, resurfacing of a tarmac path and specialist repairs to the memorial. **(see attached)** Permission for the work will have to be given by Wiltshire Council.

Members are asked to resolve to delegate authority to the Clerk and The Trustees of the Dewey Trust to agree any individual works up to £25,000.

15. Communications

Members to decide on items requiring a press release and to nominate a speaker for any item on the agenda if required.

Minutes from this meeting will be available to all members of the public either from our website www.warminster.uk.com or by contacting us at Warminster Civic Centre.

Mayors Engagements 13th June – 16th July 2023

15 th June	Open Door Chat Café – Loneliness awareness week
25 th June	Dogs for Health Dog Show – judging (Deputy Mayor Attended)

CORRESPONDENCE LIST

Date	Name	Item/Response	Action Taken
08.06.23	Great Western Railways	Reminder of Severn Tunnel rail closure starting tomorrow	Email
08.06.23	Wiltshire Council	Minutes for Western Area Planning Committee, Wednesday 7 June	Email
08.06.23	Neighbourhood Alert	Volunteer Recognition Awards 2023	Email
09.06.23	Wiltshire Council	Latest news: Sign up for our pothole webinar, #WiltshireByBus, Loneliness Awareness Week	Email
09.06.23	Groveland's Countryside and Wildlife Group	June Update	Email
09.06.23	Wiltshire Council	Wiltshire Civic Heads List 2023-2024	Email
09.06.23	Neighbourhood Alert	Chief Constable fortnightly update to the Police and Crime Commissioner	Email
09.06.23	Wiltshire Council	Latest news and advice for businesses	Email
09.06.23	Wiltshire Council	The proposed diversion of Warminster 9 and 10 footpaths	Email
12.06.23	Wiltshire Council	Briefing Note 23-16 - Local Plan Review – Housing Numbers	Email
12.06.23	Wiltshire Council	Briefing Note no. 23-17 - Launch of the second Solar Together scheme in Wiltshire & Swindon	Email
13.06.23	Wiltshire Council	Wiltshire Bus Review Stakeholder Survey	Email
15.06.23	Wiltshire Council	Temporary Closure of: Pound Street (Part), Warminster (22.08.2023)	Email
19.06.23	Neighbourhood Alert	Pocket dialled? Stay on the line tell you're fine	Email
19.06.23	Wiltshire Council/ Pip Ridout	Briefing Note 23-16 - Local Plan Review - Housing Numbers	Email
20.06.23	Police and Crime Commissioner	Quarterly Performance Newsletter March - May	Email
21.06.23	Action Fraud	21 million scam emails reported.	Email

CORRESPONDENCE LIST

22.06.23	Wiltshire Council	Briefing Note no. 23-18 Explore Wiltshire Heritage App	Email
22.06.23	Neighbourhood Alert	Only 35 days to help us reach our fundraising goal for youth work	Email
23.06.23	Wiltshire Council	Latest news: Explore Wiltshire app, Armed Forces Day, recording of 'all about potholes' webinar and more	Email
26.06.23	Great Western Railway	Rail strikes announced for 20, 22 & 29 July	Email
27.06.23	Wiltshire Council	Deadline Update: Wiltshire Bus Review Stakeholder Survey	Email
27.06.23	Neighbourhood Alert	Dog Watch Newsletter - June 2023 [#124638892]	Email
28.06.23	Community Messaging	PCCs across the Southwest launch new rural crime survey.	Email
28.06.23	Community Messaging	Protecting your smart devices this summer	Email
29.06.23	Wiltshire Council	Briefing Note no. 23-19 Draft Wiltshire Design Guide	Email
30.06.23	Wiltshire Council	Latest news: Invest in Wiltshire, Household Support Fund, Have your say on walking and cycling schemes in Wiltshire and more	Email
30.06.23	Wiltshire Council	Latest Business News	Email
30.06.23	Wiltshire Council	Agenda Supplement 1 added to the agenda for Western Area Planning Committee, Wednesday 5 July 2023, 3.00 pm	Email
30.06.23	Wiltshire Council	STATUTORY CONSULTATION - 4 weeks July 3rd - July 30th DRAFT Wiltshire Design Guide	Email
03.07.23	Neighbourhood Alert	The July edition of OUR NEWS is here [#126568934]	Email
04.07.23	Wiltshire Council	Wiltshire Local Plan	Email
05.07.23	GWR	Consultation: Changing how we sell tickets at stations	Email

CORRESPONDENCE LIST

05.07.23	South Western Railway	Consultation: Changing how we sell tickets at stations	Email
05.07.23	Wiltshire Council	Temporary Closure of: Upper Marsh Road (Part), Warminster (04.09.2023)	Email
07.07.23	Wiltshire Council	Latest news: Help us catch asbestos fly-tipper, Wiltshire by bus, pest control services and more	Email
07.07.23	Wiltshire Council	Latest news and advice for businesses	Email
07.07.23	Neighbourhood Alert	Chief Constable's fortnightly update to the Police and Crime Commissioner - 7 July 2023 [#128959853]	Email
11.07.23	Age UK Wiltshire	News & Views newsletter, July 2023	Email
13.07.23	Neighbourhood Alert	Just 2 weeks to go! Can you help us reach our fundraising goal for youth work?	Email
13.07.23	Wiltshire Council	Temporary Closure of: C41 (Part), Longbridge Deverill (14.09.2023)	Email
14.07.23	Wiltshire Council	Latest news: Wiltshire Local Plan update, annual canvass, NHS strike info and more	Email

Dewey Trust Portfolio

This email concerns the general management of the portfolio.

The portfolio has been in existence since the trust was established following Mr Dewey's death. Many of the holdings within the portfolio have been held for a significant number of years. They have performed well over the period and, as a result, are now worth significantly more than they cost. As a general rule, when trustees dispose of assets at a gain, capital gains tax is payable on that gain to the extent that the gains exceed the trustees' annual exemption. The portfolio has always been managed on the basis that the trustees would dispose of assets up to, but not exceeding the annual exemption, so that there could be no question of capital gains tax arising.

This strategy has meant that the trustees have been able to make limited reorganisations of the portfolio in recent years. Recently the trustees' capital gains tax exemption has been in the region of £6,000 but this has been reduced to £3,000 this year and will further be reduced. If the investment strategy continued, then there will be virtually no ability to re-organise the portfolio without exceeding the trustees' capital gains tax exemption.

The trustees took advice from a barrister as to the precise taxation status of the trust. The wording of the trust means that the trust does not clearly fall within established categories of trust. The barrister stated that in her opinion, the trust was best categorised as a "bare trust" meaning that, in theory, the beneficiary could call for all of the trust capital to be released to them. If this is the case, then although the trust assets are held by trustees, they are taxed according to the beneficiary's taxation status. The barrister recommended that we sought to agree this approach with HMRC.

My predecessor contacted HMRC to seek this agreement but HMRC stated that it was for the trustees to determine how the trust should be categorised and they refused to confirm that the proposed approach by the trustees to treat the trust as a bare trust would be acceptable.

The trustees resolved to accept Counsel's advice and present the trust, and to complete the trust tax return, on the basis that it was a bare trust. As the beneficiary of the trust was Wiltshire Council and now Warminster Town Council, this means that there is no liability to capital gains tax (or income tax) because of the exempt nature of local government organisations. The tax returns have been completed on this basis for several years now and there has been no complaint by HMRC.

It is, however, possible that HMRC might choose to challenge this at any stage in the future.

In April this year, I had the annual review conversation with the broker who manages the portfolio. He considers that the portfolio would be better managed and better structured if he had ability to reorganise the portfolio. The trustees have aimed for a medium risk categorisation for the portfolio but because the portfolio is concentrated in a few equity holdings which are significant in size, both in value and in terms of the overall percentage of the portfolio, the portfolio is now more akin to a high risk portfolio. This is partly because over 90% of the portfolio is invested in assets. Investec's tactical asset allocation for a medium risk, balanced portfolio, targets a 57.5% proportion of equities.

The broker would therefore like to reduce the equity component by approximately 35%.

If he were to do this then this would produce gains of approximately £170,000. If capital gains tax were to be paid then this would produce a liability of approximately £33,400. If, however, HMRC continued to accept the bare trust status then no capital gains tax would be payable.

It is worth noting that if the trustees agree to release funds to fund the Copheap repairs then disposals of part of the equity holdings will need to be made in any event.

Please would you consider with the Council whether they give the broker authority to proceed with his recommended scheme of reorganisation of the portfolio given the risk that HMRC might seek to challenge the categorisation of the trust as a bare trust in the future.

If so, please would the Town Council further consider whether they authorise the broker to make disposals that produce gains in excess of the trustee capital gains tax exemption in the future, bearing in mind the fact that the trustees will have virtually no capital gains tax exemption from next year.

I would mention that this is an issue that the trustees of virtually all trusts with portfolios are having to consider at present, although many trusts do not have exempt beneficiaries.

Furthermore, the portfolio is currently established on an “execution only” basis which means that every time a holding is sold, the broker has to contact the trustees for authorisation. This has not been a particular issue because only one or two disposals have taken place each tax year. The broker would, however, like to move to a discretionary fund management whereby he has authority to make disposals as he thinks fit throughout the year. There is no specific authorisation in Mr Dewey’s will for this as discretionary management had not been contemplated at the time when he made a will. However, most modern trusts do include an ability for the trustees to have their portfolios managed on a discretionary basis. **I would advise that the** Town Council give their authorisation to the trustees to agree to have the portfolio managed on this basis in the future.

Please would you take the Council’s instructions on this point too.

The decisions that the Town Council make have a significant impact on the fund in the event that HMRC challenge the taxation status in the future and I appreciate that the Council may have queries. I would be happy to discuss any queries that the Council have, either on the phone or to meeting council members at their offices, should they wish to do so. Alternatively, we can meet at Farnfields.

I await your comments.

Kind regards

Fiona Hamer
Senior Associate Solicitor

Report for Decision - Composition of the HR Committee

Full Council 24th July 2023 Tom Dommett Town Clerk and RFO

The HR Committee has usually been comprised of The Chairman of the Council (aka The Mayor) and the Chairman of the main or full committees.

Below are a few examples of the composition of the HR committee:

2009 Chair of Full Council, Chairs of Finance and Assets, PAC, Communications, CCTV and Town Development. (Total 6)

2014 Mayor and Deputy Mayor, Chairs of Finance and Assets, Planning Advisory Committee and Town Development. (Total 5)

2019 Mayor and Deputy Mayor, Chairs of Finance and Assets, Planning Advisory Committee, Devolved Services and Assets and Town Development. (Total 6)

It can safely be said that the HR committee has been composed in pretty much the same way for at least the last 15 years and probably longer.

The issue was raised by some members that the HR Committee can lack continuity of membership. This can be true of all the committees and it should be noted that continuity is not a requirement for the membership of any committee. Indeed, it may not be even possible as the make of all committees can change due to elections, resignations, personal commitments, ill health etc.

Common sense though suggests there is a value in having some continuity. This has previously been addressed by the making the Deputy Mayor a member of the HR Committee. This means that the Mayor and Deputy Mayor provide an element of continuity. The Deputy Mayor will be aware of the HR Committee discussions and decisions of the previous year when they in turn become Mayor.

Another issue that has occasionally been raised is that usually, the Mayor doesn't chair any other of the main committees, (though this is not written down) but there has been occasions where the Deputy Mayor has also been the chair of a main committee, thus giving themselves two claims to a seat on the HR committee.

In essence though, there is no real problem created by this situation and it matters little to the functioning of the HR committee. Members will know who the deputy Mayor is when voting for Committee Chairs and can take that into consideration. The Chairs of committees tend to work closely with officers and other members and bring experience both from on the council and from work and life that can inform decision making on the HR committee.

It has been suggested that members of the HR Committee could be appointed for

two year term. This is not possible, but members can take last municipal years membership into account when appointing a new municipal years membership.

The situation that arose in 2022 where none of the HR committee members had been members of the HR Committee the previous year was unusual and in most years statistically unlikely to happen.

Currently the HR Committee is composed of the Mayor and the Chairmen of; the Town Development Committee, The Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee. That is Councillors: Keeble, Robbins, Fraser, Jefferies and Cooper.

This means the HR Committee contains 3 members who were members of the HR Committee in the previous municipal year and two who were not. The HR Committee currently contains the Mayor and 2 former Mayors so there is plenty of experience and continuity.

Conclusion

The best way to ensure continuity and a range of experience on the HR Committee is for it to consist of the Mayor and Deputy Mayor and the Chairmen of; the Town Development Committee, The Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee.

Options

Option 1 - The membership of the HR Committee should be the Mayor and the Chairmen of; the Town Development Committee, The Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee.

Option 2 - The membership of the HR Committee should be the Mayor and the Chairmen of; the Town Development Committee, The Parks and Estate Committee, the Planning Advisory Committee and the Finance and Audit Committee, **plus the Deputy Mayor.**

Option 3 - The membership of the HR Committee should be the Mayor and 4 other members chosen by Full Council.







Risk Matrix Report

Run by: Stuart Legg
Friday, 14 July 2023 1:31 PM

Risk matrix report

Legend

Risk rating	Color	Description
Low		
Medium		
Extreme		
High		

Current

Impact	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Frequent					
Occasional					
Remote					
Improbable					
Extremely improbable					

Risk Matrix Report

# Risk	Area of Business	Tolerance	Inherent Score	Current Score	Target Score
2 Administration/Legal Error - Allotments	Allotments	Tolerable	12 High	9 Medium	9 Medium
9 Environmental Damage - Boats & Boathouse	Boats and Boathouse	Tolerable	10 Medium	6 Medium	6 Medium
11 Physical Damage/ Injury - Boats & Boathouse	Boats and Boathouse	Tolerable	8 Medium	4 Low	4 Low
18 Environmental Damage - Open Spaces	Cemeteries/Churchyard	Tolerable	8 Medium	4 Low	4 Low
20 Risk of Damage or Injury - Open Spaces	Cemeteries/Churchyard	Tolerable	8 Medium	4 Low	4 Low
21 Administration/Legal Error - Civic Centre	Civic Centre	Tolerable	12 High	6 Medium	6 Medium
22 Environmental Damage - Civic Centre	Civic Centre	Tolerable	16 High	8 Medium	8 Medium
24 Physical Damage/Injury - Civic Centre	Civic Centre	Tolerable	15 High	10 Medium	10 Medium
29 Administration/Legal Error - Code of Conduct	Code of Conduct	Tolerable	12 High	3 Low	3 Low
30 Physical Damage/ Loss - Computing Equipment	Computing	Tolerable	6 Medium	4 Low	4 Low
31 Technical Fault/ Failure - Computing	Computing	Tolerable	9 Medium	6 Medium	6 Medium
32 Administration/Legal Error - Council Meetings	Council Meetings	Tolerable	16 High	8 Medium	8 Medium
33 Physical Damage/ Injury - Council Meetings	Council Meetings	Tolerable	6 Medium	2 Low	2 Low
34 Financial Loss - Council Property/ Assets	Council and Property Documents	Tolerable	12 High	8 Medium	8 Medium
35 Physical Damage/ Injury - Council Property/ Assets	Council and Property Documents	Tolerable	9 Medium	6 Medium	6 Medium

Risk Matrix Report

# Risk	Area of Business	Tolerance	Inherent Score	Current Score	Target Score
36	Professional Error - Council & Property Documents	Tolerable	6 Medium	3 Low	3 Low
37	Administration/Legal Error - CCTV	Tolerable	16 High	8 Medium	8 Medium
38	Financial loss - CCTV	Tolerable	15 High	6 Medium	6 Medium
39	Physical Damage/ Injury - CCTV	Tolerable	8 Medium	3 Low	3 Low
40	Technical Breach - CCTV	Tolerable	9 Medium	3 Low	3 Low
41	Administration/Legal Error - Data Protection	Tolerable	8 Medium	6 Medium	6 Medium
42	Physical Damage/ Injury - Depot	Tolerable	12 High	8 Medium	8 Medium
43	Administration/Legal Error - Dewey House	Tolerable	8 Medium	4 Low	4 Low
47	Administration/Legal Error - Employment of Staff	Tolerable	12 High	8 Medium	8 Medium
48	Financial Loss - Employment of Staff	Tolerable	9 Medium	6 Medium	6 Medium
49	Professional Standards - Employment of Staff	Tolerable	9 Medium	6 Medium	6 Medium
50	Administration/Legal Error - Financial Management	Tolerable	16 High	8 Medium	8 Medium
51	Financial Loss - Financial Management	Tolerable	15 High	10 Medium	5 Low
52	GDPR Breach	Tolerable	12 High	6 Medium	6 Medium
61	Administration/Legal Error - Council Meetings	Tolerable	6 Medium	4 Low	4 Low

Risk Matrix Report

# Risk	Area of Business	Tolerance	Inherent Score	Current Score	Target Score
64 Newsletter - Failure to Meet Minimum Requirement for Quality Status	Newsletters	Tolerable	6 Medium	4 Low	4 Low
74 Environmental Damage - Planning & Developmental Control	Planning & Development Control	Tolerable	4 Low	2 Low	2 Low
75 Administration/Legal Error - Play Areas	Play Areas	Tolerable	8 Medium	4 Low	4 Low
77 Physical Damage/ Injury - Play Areas	Play Areas	Tolerable	12 High	9 Medium	6 Medium
79 Physical Damage/ Injury - Office Accommodation	Provision of Office Accommodation	Tolerable	12 High	4 Low	4 Low
80 Technical Fault/ Failure - Office Equipment	Provision of Office Accommodation	Tolerable	3 Low	3 Low	3 Low
81 Financial Loss - Civic Centre	Civic Centre	Tolerable	12 High	6 Medium	6 Medium
82 Technical Fault/ Failure - Website/ Internet	Provision of Website & Internet	Tolerable	4 Low	2 Low	2 Low
83 Administration/Legal Error - Public Conveniences	Public Conveniences	Tolerable	8 Medium	4 Low	4 Low
84 Environmental Damage - Public Conveniences	Public Conveniences	Tolerable	9 Medium	3 Low	3 Low
86 Physical Damage/ Injury - Public Conveniences	Public Conveniences	Tolerable	16 High	8 Medium	8 Medium
91 Environmental Damage - Skatepark	Skatepark	Tolerable	9 Medium	6 Medium	6 Medium
93 Physical Damage/ Injury - Skatepark	Skatepark	Tolerable	16 High	12 High	12 High
94 Administration/Legal Error - Splashpad & Plant Room	Splashpad & Plant Room	Tolerable	12 High	6 Medium	6 Medium

Risk Matrix Report

# Risk	Area of Business	Tolerance	Inherent Score	Current Score	Target Score
95 Environmental Damage - Splash pad	Splashpad & Plant Room	Tolerable	20 Extreme	10 Medium	10 Medium
97 Physical Damage/ Injury - Splashpad/ Plant Room	Splashpad & Plant Room	Tolerable	16 High	8 Medium	8 Medium
102 Environmental Damage - The Pavilion Café	Pavilion Café	Tolerable	16 High	8 Medium	8 Medium
103 Financial Loss - The Pavilion Café	Pavilion Café	Tolerable	12 High	6 Medium	6 Medium
104 Physical Damage/ Injury - The Pavilion Café	Pavilion Café	Tolerable	16 High	8 Medium	8 Medium
111 Physical Damage/ Injury - Water Refill Unit	Water Refill Unit	Tolerable	2 Low	2 Low	1 Low
114 Administration/Legal Error - Website	Website	Tolerable	6 Medium	3 Low	3 Low
115 Technical Fault/ Failure - Website	Website	Tolerable	6 Medium	3 Low	3 Low

Completed By	Stuart Legg
Date	14 th July 2023
Position	Parks + Estate Manager

Risk Analysis

Analysis and management of all risks within Warminster Town Council is now carried out using the Risk Wizard platform. This is instead of the LCRS software previously used.

This software offers a much more intuitive and interactive approach to risk management so that risks can be reviewed and reassessed continually.

There are currently 102 risks that Warminster Town Council manage using Risk Wizard.

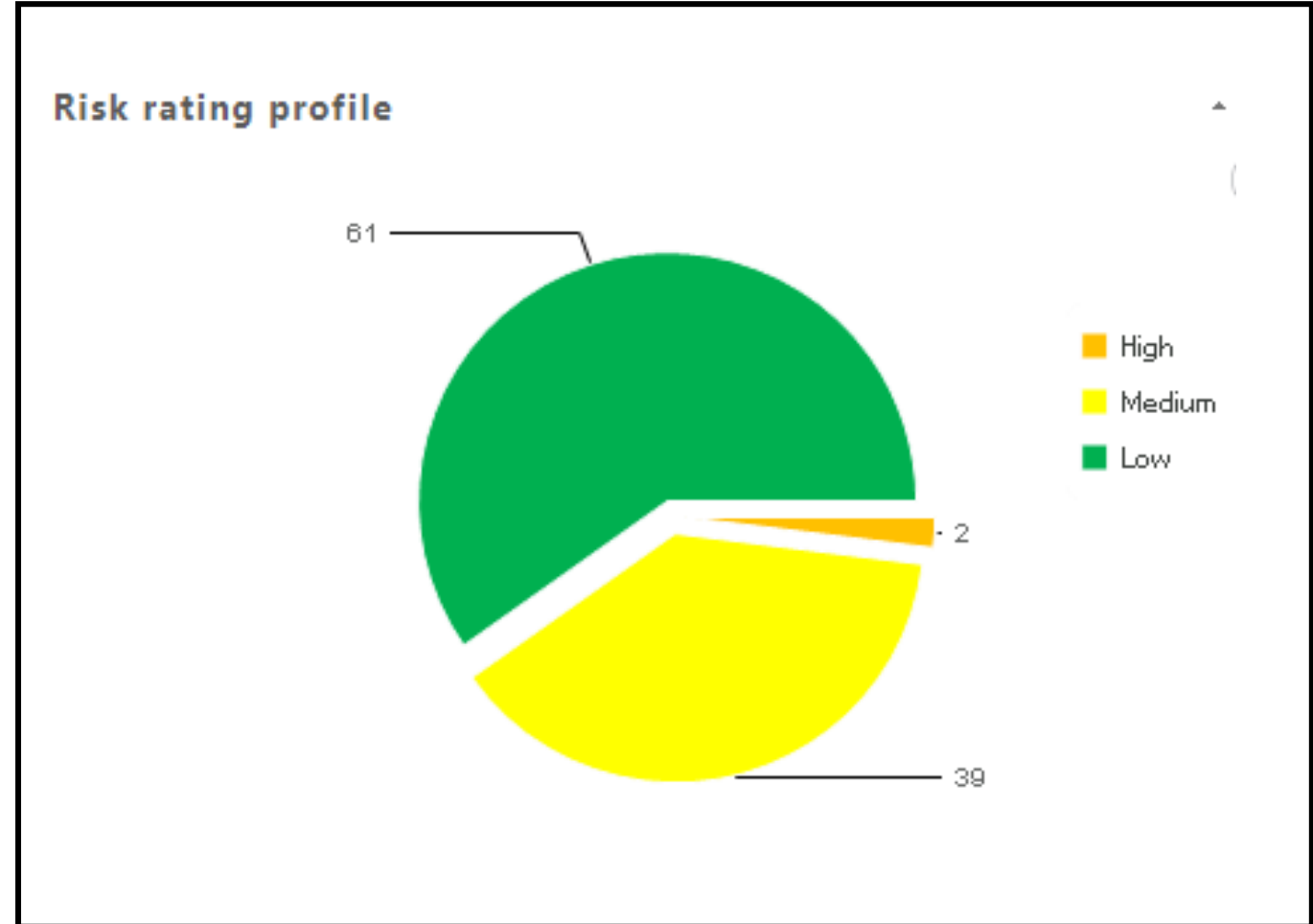


Fig. 1 All Risks managed by Warminster Town Council. Of the 102 risks, 61 are low risk, 39 medium risk and 2 high risk.

Of these **102** risks, only **2** are deemed **high** risk.

These are

1. Risk of Environmental Damage to the Splash Pad
2. Risk of Physical Damage or Injury Occurring at the Skate Park

These two risks are scored as **high** risk due to a combination of an increased **likelihood** of the risks occurring and, in the event the risks occur, their significant **impact**.

1. The Risk of Environmental Damage to the Splash Pad.

This refers to the risk of damage to the splashpad facilities posed by pollution, vandalism and inadequate cleaning.

A heat map, as shown in Fig. 2, is used to determine the risk of **environmental damage to the splash pad** based on the *likelihood* of this type of damage occurring and the *impact* the damage would have if it did occur.

Without controls in place the impact of environmental damage would be catastrophic and likely to happen occasionally (**inherent** risk).

With controls in place the likelihood of damage is reduced from an occasional to a remote occurrence (**current** risk). Reducing the overall risk from extreme to high.

These controls include:

- Appropriate staff training
- A cleaning regime
- Proper maintenance and correct operation of all equipment
- Proper maintenance of fully functional drains
- Arrangements in place to deal promptly with any problems arising
- Effective security
- The instigation of legal action against perpetrators where appropriate

To reduce the risk further, a **target** has been set to offer all splashpad staff refresher training before the splashpad reopens. This will reduce the likelihood of damage occurring from remote to improbable, reducing the overall risk from high to medium.



Fig. 2 Heat Map displaying the likelihood and impact of Environmental damage to the Splashpad

2. The Risk of Physical Damage or Injury Occurring at the Skate Park

This risk could occur due to inadequate health & safety and/ or those using the facility having an accident.

Without controls in place the impact would be major and happen occasionally (**inherent** risk) Fig. 3.

With controls in place the likelihood of damage or injury is reduced from an occasional to a remote occurrence (**current** risk).

These controls include:

- Provision of staff training
- Provision of appropriate protective clothing
- Regular site inspection to clear litter, fly tipping and to deal with any dangerous/foul matter i.e. glass, needles etc.
- Regular inspection of equipment, surfaces and signage
- Placing damaged equipment out of use until repair or replacement carried out
- Maintaining records of all inspections, reporting any damage and ordering and completing repair work
- Maintaining an Accident Book



Fig. 3. The risk of physical damage or injury occurring at the Skatepark. With controls in place the likelihood of this risk is reduced but because the impact would still be major if it did occur the risk remains high.

Submitted to council:

Minute reference:

Date:

Signed by chairperson - Chairperson name:

Signed by responsible Finance officer:

Councillor

Tom Dommatt

Planning For Warminster

July 2023

1. Introduction

‘Planning for Warminster’ is a guide to how the Local Plan Review (‘the Plan’), which will replace the Wiltshire Core Strategy, will affect the town over the coming years. It sets out the evidence and processes that have informed the policies of the Plan that relate to Warminster, as follows:

Policy	Title
58	Warminster Market Town
59	Land at Brook Street, Warminster

A table containing the current planning policies for Warminster and their status is included in Appendix 1.

The plan sets what local priorities will shape development and future growth in Warminster (‘place shaping priorities’). They include taking opportunities to improve the town for the local community and protect important assets. The Plan also sets a scale of growth, as part of a wider spatial strategy for Wiltshire, by which the town will expand over the plan period (2020-2038). This is expressed in additional homes and land for new businesses. It then identifies land to be built on not just for new homes and business, but also for supporting infrastructure.

This document explains the context and rationale for these decisions. It summarises what significant change has taken place recently, what protections and constraints upon growth will continue and what is already set to take place. Local priorities need to be seen in this context. Shaping the town’s future, to help deliver these priorities, this document explains what role growth will play; why some areas are earmarked for development and others not; the direction for the town centre; and how the Plan supports the services and facilities the community requires. Altogether it tells how the Plan moves forward the existing planning framework for the town to meet fresh challenges and additional needs.

This document therefore combines many strands of evidence gathered over the preparation of the Plan. It pulls together the comments and advice received from, amongst others, local residents, landowners, business, and service providers who also influenced the Plan content through consultation. All this information is available to read and is referenced so this further detail can also be examined.

2. Warminster - Context and challenges

Population	18,200 ¹	5th largest of the County's 16 main settlements
Strategic role	Market Town	Potential for significant development to help sustain, and where necessary enhance, their services and facilities, promoting better levels of self-containment and viable sustainable communities.

Environment

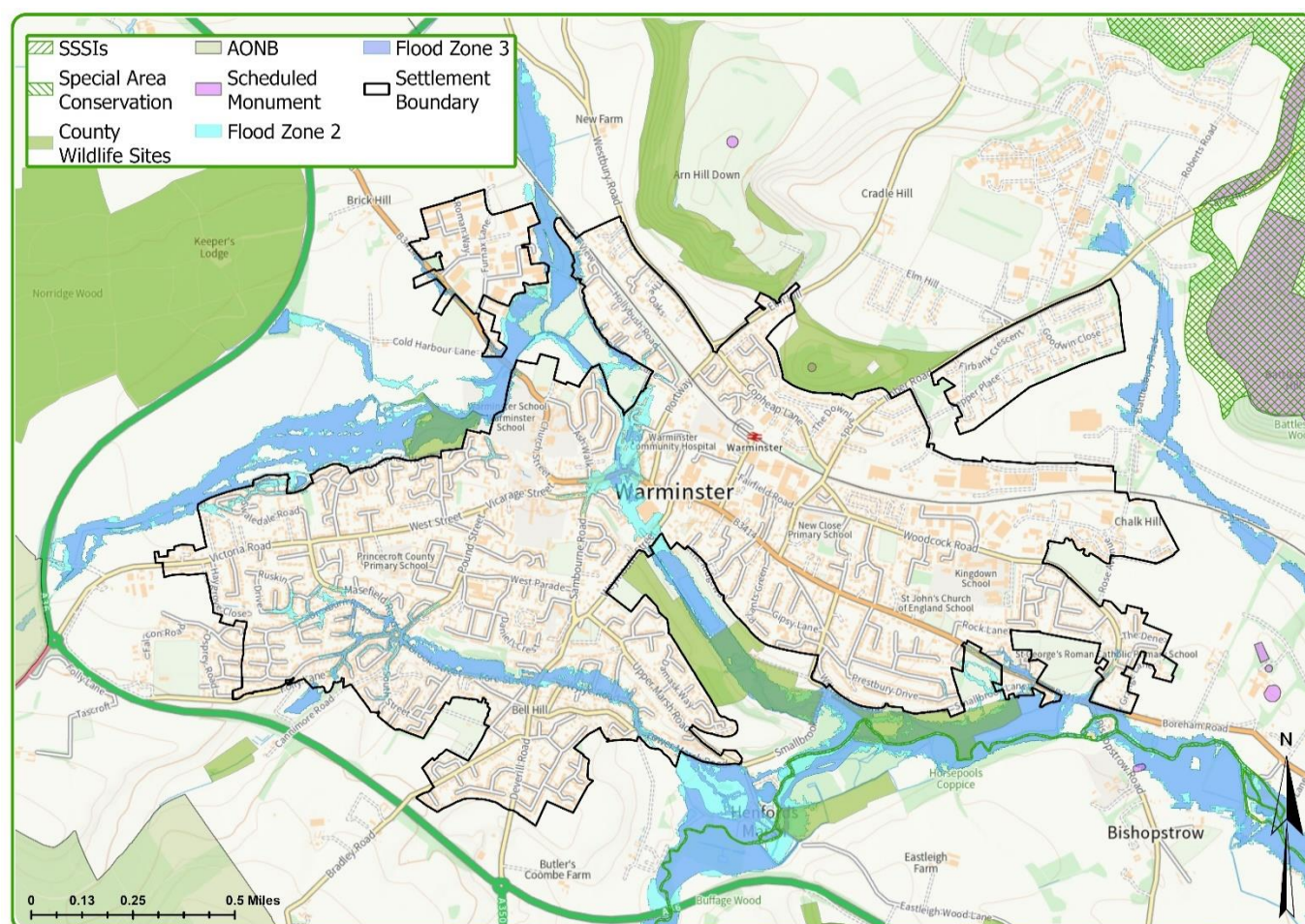


Figure 1. Environmental constraints and designations at Warminster.

Warminster is a historic market town, situated to the north-east of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and to the west of Salisbury Plain.

¹ [Census 2021, ONS](#)

The town is situated towards the headwaters of the River Wylie, which feeds into the River Avon system Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). Nutrient management (phosphates) is an acute issue for this part of the county.

Parts of the settlement fall within flood risk areas (zones 2 and 3 shown above). The Were (Swan River) connects to the River Wylie at the south of the town and continues northerly through the town centre, extending to the east and north.

There are numerous areas designated for their ecological significance around Warminster, including several County Wildlife Sites, areas of Ancient Woodland, priority habitats, and Smallbrook Meadows Local Nature Reserve and Wiltshire Wildlife Reserve. Salisbury Plain, to the east of Warminster is also of ecological importance, designated as a Special Protection Area (SPA), SAC and SSSI.

Warminster has a historic core around the main street through the town centre. There are three conservation areas (Warminster, Boreham Road, and Bishopstrow conservation areas). The historic main area contains many listed buildings. To the north-east edges of the settlement there are various historic landscape features, including bowl barrows at Arn Hill Down Scheduled Monument and at Cop Heap Scheduled Monument and Battlesbury Camp Scheduled Monument. These are accompanied by a varied topography and a high-quality landscape, serving to limit opportunities for further development in this area, and making heritage a key consideration in planning for Warminster.

Warminster is one of the older market towns in Wiltshire. It provides an attractive and important centre for the surrounding area. It has good connectivity, benefiting from rail services on the Wessex main line directly connecting to Bristol, Cardiff, Southampton, and Portsmouth. The A36 trunk road passes close to the town, via a bypass route around the west of the town, while the A350 road is located to the north of the town. The A36, and the A350 to a lesser extent, comprise a physical barrier to development to the south, west and north of the settlement.

Detached employment land is situated to the north-west of Warminster, and houses Warminster Garrison.

How has Warminster developed?

Warminster has developed outward from its historic town centre. Significant growth was planned for Warminster at the West Warminster Urban Extension, with a strategic plan to deliver mixed use growth comprising new residential and commercial uses, alongside infrastructure to support a growing community.

The West Warminster Urban Extension (WWUE) is the subject of an endorsed masterplan prepared in collaboration between the Council and the prospective developers, with consultation with the local community. The masterplan acknowledged that the development area identified was capable of sustainably accommodating more homes than the 900 that was planned for the site by the Core Strategy. At the time, it was envisaged that

approximately 900 homes could be delivered within the plan period to 2026, with a remaining balance to be brought forward beyond 2026.

A series of planning permissions have been granted on the site which in total comprise around 1,500 dwellings together with a new local centre, employment uses, and other supporting infrastructure. Parts of the development have already been delivered, with other parts to be delivered over the Local Plan period.

A range of other smaller sites have also been planned for and delivered at Warminster in recent years, including two sites allocated through the Wiltshire Housing Site Allocations Plan (WHSAP).

The following diagram shows how much housing has been delivered in Warminster from 2006 to 2022.

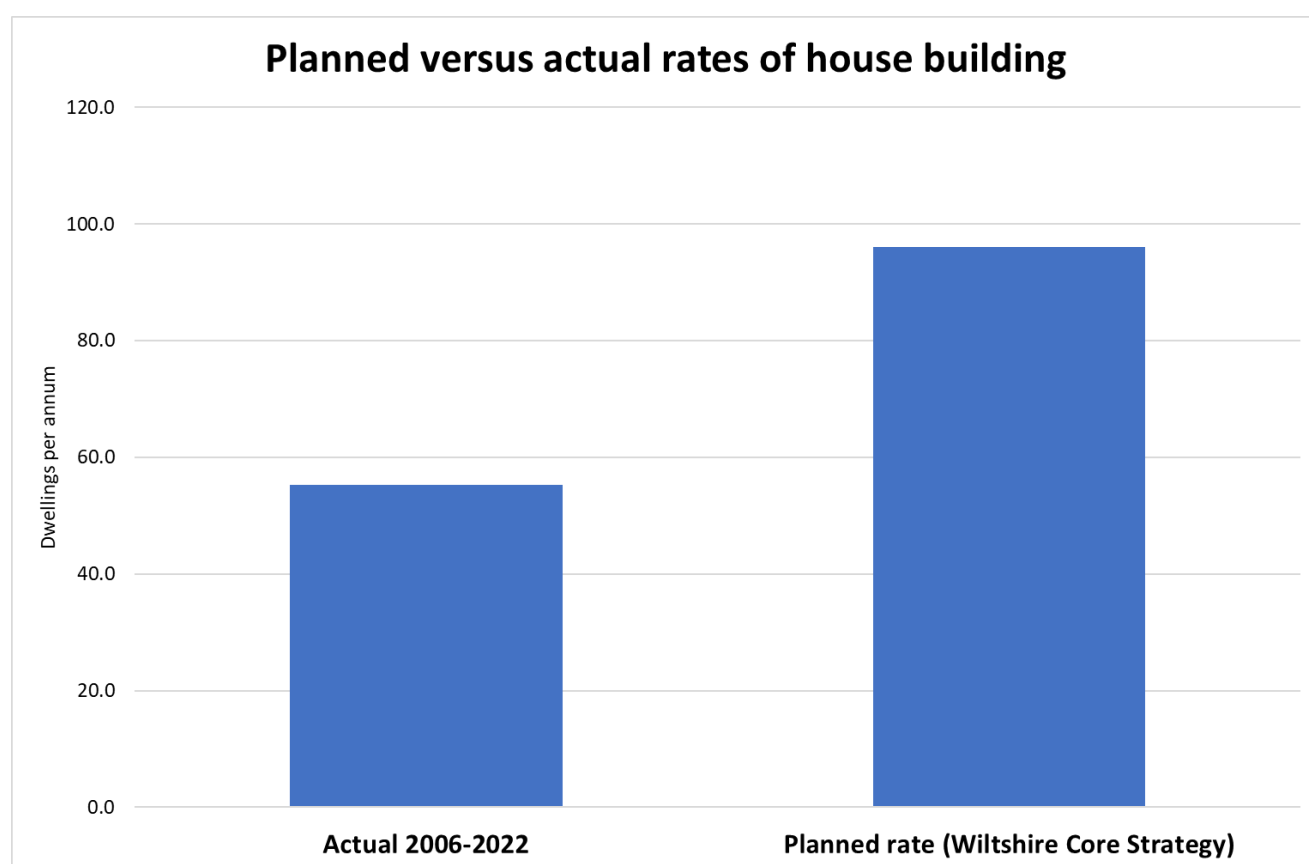


Figure 2. Wiltshire Core Strategy planned growth versus actual rates of house building at Warminster.

Warminster is located within the A350 Growth Zone. The sizeable military presence at Warminster mean that the MoD is also a large employer at the town.

Principal Employment Areas (PEAs) are located at Woodcock Industrial Estate, Crusader Business Park Warminster Business Park, and Northlands Industrial Estate. These sites represent important employment sites for the town and will continue to be designated as PEAs. Additional employment land is planned as part of the delivery of the urban extension.

Warminster town centre is broadly linear following the built form along High Street, to the Three Horses Walk shopping arcade, and along George Street and Silver Street to the east, and Market Place and East Street to the west.

Warminster has a neighbourhood plan that was made in 2016 and contains policies on the strategy for the town centre, including policy support for regeneration opportunities at the central car park and the site of the old police houses. The neighbourhood plan also sets out aspirations for the upgrade of links between the western car park and High Street, and improvements to access, appearance and traffic flows at East Street.

The town centre has a range of shopping retailers which provide excellent choice and range for grocery items. The town also benefits from a weekly Friday market. The Wiltshire Retail and Town Centres Study (WRTCS)² concludes that overall Warminster is a healthy town centre, although there are high levels of vacancies in the core retail area. Warminster's town centre benefits from the presence of all the town's main food stores being in and around the centre, which drives footfall to the centre.

The map below illustrates the Wiltshire Core Strategy land use policies along with significant development sites at the town.

² Wiltshire Retail and Town Centres Study (Avison Young, 2020)

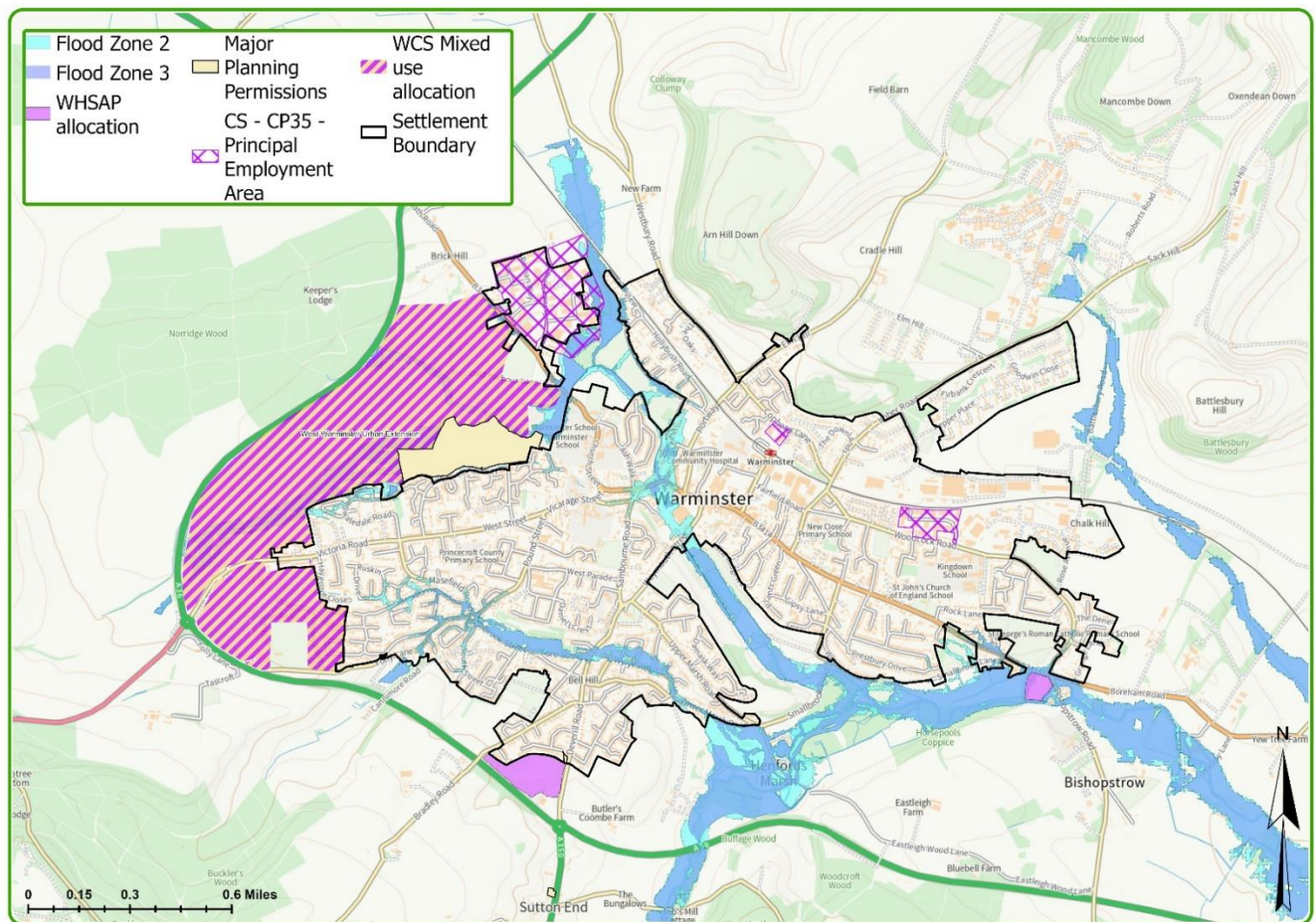


Figure 3. Major planning permissions and commitments at Warminster.

Planning to 2038

Looking ahead, against the backdrop of its environmental context, the strategic direction that flows from how Warminster has developed over recent years is, in summary:

Warminster is a market town with a rich and historic town centre and built environment, set within an attractive local landscape. Warminster has been, and continues to be, subject to significant levels of residential growth through the delivery of the West Warminster Urban Extension (WWUE). The town's position at the headwaters of the River Wylde presents a challenge in terms of managing levels of nutrients (phosphates) entering the watercourse, which will require mitigation over the Local Plan period to enable the further growth.

A set of Place Shaping Priorities (PSPs) address matters first highlighted in the Wiltshire Core Strategy and new issues that now also need to be tackled as set out above. They result from working with Warminster Town Council and wider consultation with the community and other stakeholders carried out in 2021.

They are as follows:

PLACE SHAPING PRIORITIES

PSP1 Design: Deliver well designed homes to meet local needs alongside associated transport infrastructure.

PSP2 Sustainable Transport: Promote sustainable transport modes through an integrated transport network.

PSP3 Town Centre: Support the town centre as a principal location for services and facilities, including food retail shopping, by improving accessibility to the town centre from new developments; promoting better traffic integration and management; and safeguarding heritage assets in the town's historic core.

PSP4 Regeneration: Regeneration of Warminster central car park and explore the potential for an expansion of the GP surgery on to the site.

PSP5 Flood Risk: Manage, and where possible, reduce flood risk.

PSP6 Leisure: Improve leisure facilities in line with the Wiltshire Council Leisure Services Review

PSP7 Green Infrastructure: Protect, and where possible, enhance existing green infrastructure assets and biodiversity, including informal recreational green space valued by the community.

PSPs sit alongside the spatial strategy for Warminster. One of their purposes is to describe what growth intends to help deliver and how change should be managed. They form the basis for an overarching planning policy for Warminster that guides development and the direction of growth.

PSPs therefore provide a succinct strategic context within which to better understand the spatial strategy for the main settlements. They also set a framework to co-ordinate the high level and strategic role of the Local Plan with the function of neighbourhood plans prepared by town and parish councils that set more detailed visions for the future of each community. The two sets of plans therefore work in harness.

PSPs are also used to influence how and more precisely where development will take place as an important part in the selection of sites for new development. Some priorities apply equally everywhere, notably the need to address climate change and achieve carbon reduction. Others are more specific to a particular place. PSPs aim to address unresolved issues that were previously highlighted in the Wiltshire Core Strategy and plus new issues that need to be tackled during the next plan period.

Scales of growth at the town, as set out in the Revised Spatial Strategy, respond to the level of housing growth that has taken place at Warminster in recent years along with housing that is still coming forward because of planned commitments, alongside consideration of environmental constraints at Warminster in respect of nutrient management.

The new strategy identifies a requirement of 1,780 homes for the plan period 2020 to 2038, which is broadly similar to what was planned over the Wiltshire Core Strategy plan period.

The Wiltshire Core Strategy allocation of the West Warminster Urban Extension has been delivered in part and is expected to continue to deliver homes within the Local Plan period, and a considerable part of the Local Plan requirement will be met through the delivery of this site.

In addition, further housing is expected to be delivered through allocations made through the Wiltshire Housing Site Allocations Plan (WHSAP). Land at Boreham Road, to the east of the settlement, currently benefits from a planning permission and is expected to be delivered towards the beginning of the Local Plan period. Land at Bore Hill Farm, to the south of the settlement, does not current benefit from a planning permission and it is expected to be delivered towards the middle of the Local Plan period. These sites will also contribute towards meeting the housing requirement for Warminster over the Local Plan period.

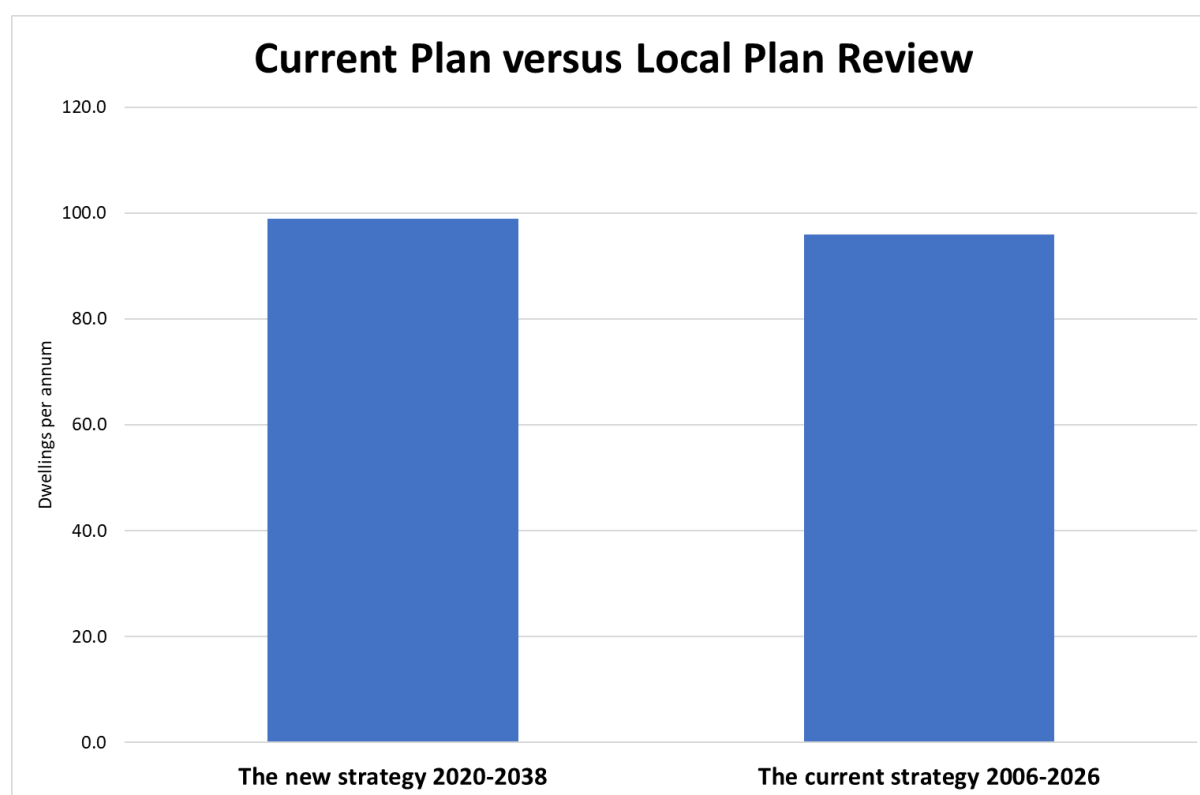


Figure 4. Wiltshire Core Strategy growth compared to Wiltshire Local Plan Review growth at Warminster.

The spatial strategy for Warminster also reflects the findings of the Employment Land Review (ELR)³, which concludes there is a small indicative forecast demand of around 0.6-2.2ha of employment land at the town (comprising 0.5-1.1ha office development and 1.1ha industrial development). The remaining parts of the West Warminster Urban Extension that are yet to be delivered are expected to bring forward in the region of 5.6ha of employment land. The delivery of the employment land will help to meet employment needs in Warminster and is

³ Wiltshire Employment Land Review (2023), Hardisty Jones Associates

also expected to help meet demand arising from the rest of the Functional Economic Market Area (FEMA).

The Wiltshire Retail and Town Centres Study (WRTCS)⁴ regards Warminster's town centre as having a unique position in that all main convenience goods stores are in and around the town centre, which in turn helps to drive foot fall in the town centre. It is concluded that there is capacity for 310sqm net additional comparison goods floorspace by 2025 and 207sqm net in 2030, and that this should ideally be centrally located to avoid attracting footfall away from the town centre.

The WRTCS echoes some of the content of the Warminster Neighbourhood Plan in that parts of the town centre would benefit from qualitative improvements, including Three Horseshoes Walk and the central car park, and there may also be opportunities over the plan period to improve linkages through the central area. The neighbourhood plan identifies the central car park as an opportunity area for regeneration, with potential uses including possible new retail units, improvements to the public realm and re-organisation of existing parking arrangements, a new bus/ coach interchange, relocation of the library and relocation of the weekly market. The WRTCS confirms that the Warminster Neighbourhood Plan's proposal for the central car park is logical, also recognising assessment of retail needs does not indicate a requirement for a significant level of new net additional retail floorspace in Warminster. Such proposals would be dependent on securing the necessary enabling funding.

The additional growth at the West Warminster Urban Extension and other planned developments will help to support the vitality and viability of the town centre, increasing the available pool of local spending. Outside of the town centre, the West Warminster Urban Extension site will also deliver a local centre to serve basic everyday top up needs arising from the expanded community.

3. Local Plan Proposals

Protecting the environment

Warminster is set within an attractive landscape, just to the northeast of the Cranborne Chase and West Wiltshire Downs AONB. The town has a historic core, and parts of the perimeter of the town are constrained by heritage assets, particularly to the east. The Local Plan recognises and protects the importance of these assets.

Significant growth was planned for in the Wiltshire Core Strategy through the West Warminster Urban Extension, which has been partly developed and will continue to be delivered during the new Local Plan period. The development of the West Warminster Urban

⁴ Wiltshire Retail and Town Centres Study (Avison Young, 2020)

Extension has been shaped by a masterplan endorsed by the Council, which sets out how the development of the site will preserve the environmental qualities of this part of the town.

How many more homes?

From the scale of growth over the plan period (see above), can be deducted homes already built and those already in the pipeline. What is left and necessary to plan for is called the residual requirement. When the number of homes built and in the pipeline is deducted it leaves a further 120 homes to be accommodated at Warminster up until 2038.

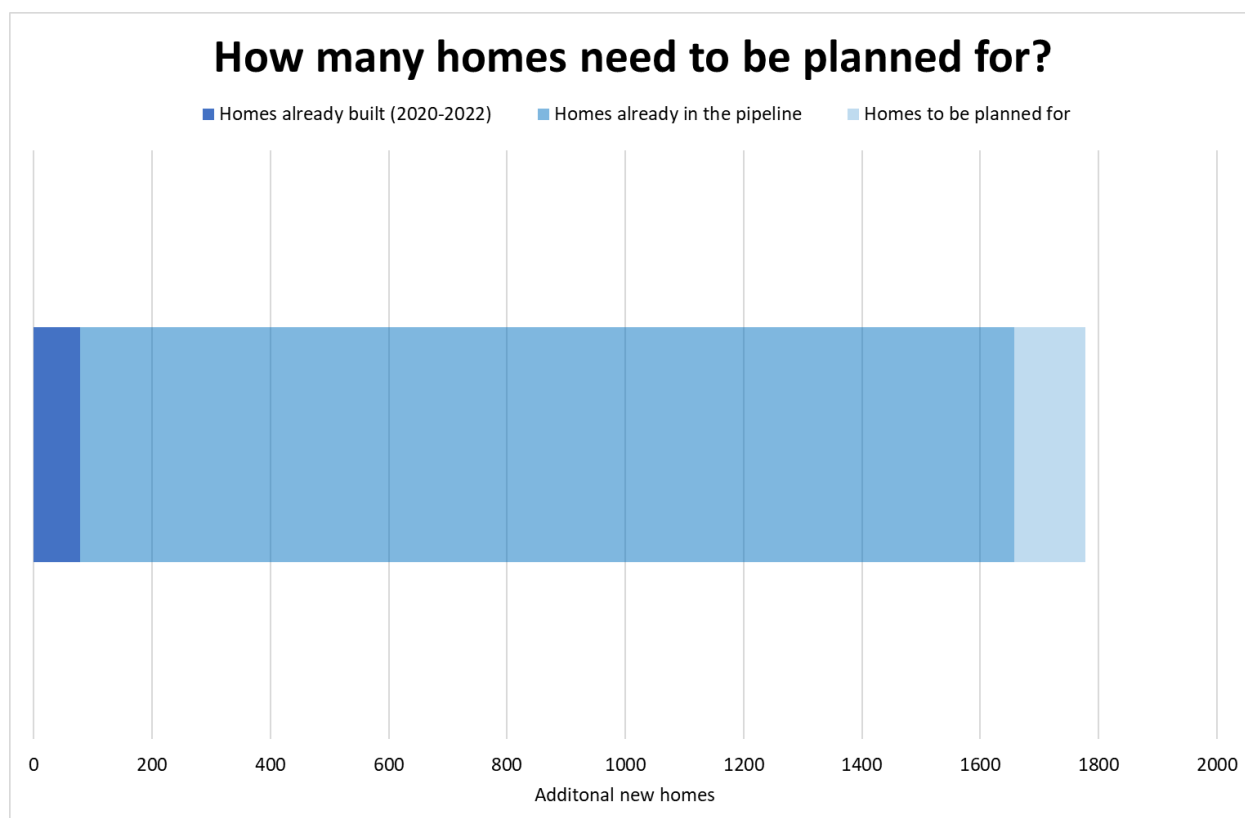


Figure 5. Calculating how many homes need to be planned for at Warminster.

Selecting sites

Ten sites were considered reasonable alternatives for new homes and assessed through Sustainability Appraisal. (See map)

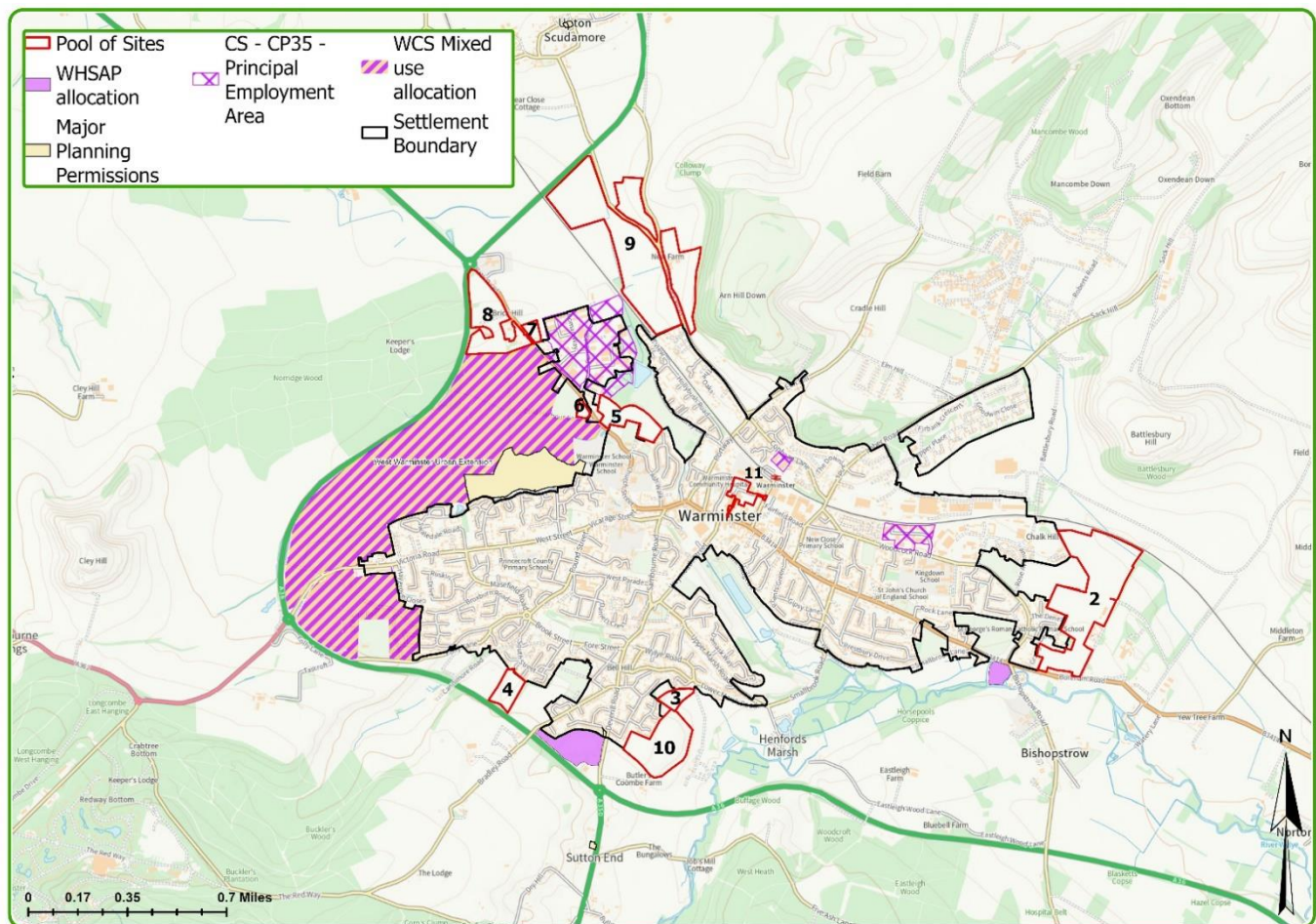


Figure 6. The pool of sites for sustainability appraisal at Warminster.

These sites resulted from a two-stage sifting process that removed land incapable of being developed without unacceptable impacts. Sustainability Appraisal assesses what likely significant effects development of a site would incur, both positive and negative. Those sites that performed better in sustainability terms were those that were considered likely to have fewer significant adverse environmental effects and greater social and economic benefits.

Sustainability Appraisal therefore ranked sites by their social, environmental, and economic effects. Sustainability Appraisal showed all the sites had a range of negative environmental effects.

A strategic issue which impacts all sites at Warminster is that of phosphates pollution entering the River Wylfe, which forms part of the internationally designated River Avon System SAC. Being located close to the headwaters of the River Wylfe, there are limited sites which can provide for mitigation of phosphates entering the watercourse, which represents a barrier to further housing development at this time. It may be possible for development proposals to demonstrate bespoke solutions to the issue of phosphates pollution entering the watercourse, but there is insufficient certainty that this will be the case for the allocation of further sites through the Local Plan. The Local Plan does propose the allocation of a parcel of land on Land at Brook Street for the delivery of wetland to enable phosphate mitigation, to assist in offsetting the nutrient impacts of planned development at Warminster. This land is

to be safeguarded from alternative uses, in order to enable implementation of a mitigation strategy for the town.

While not necessarily a showstopper issue, all sites assessed at Warminster also fall within the Salisbury Plain Special Protection Area (SPA) zone of influence. Any proposals within this area would be required to contribute towards the Salisbury Plain SPA mitigation strategy.

Further issues of strategic relevance relate to the provision of secondary school places and GP surgeries. Kingsdown School is to be expanded to provide for additional school places to meet a growing population but is constrained in terms of the number of additional homes it could support, which is capped at 200. Regarding GP surgery provision, Warminster has one GP surgery which is understood to have capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, and development must avoid placing additional pressure on services and support expansion with financial contributions.

In addition to strategic constraints found at Warminster, site specific assessment through the Sustainability Appraisal found:

- Site 2 (Land East of the Dene) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. However, the site should be excluded from further consideration on a combination of heritage and access grounds due to there being no suitable point of access to the site without significant effects in respect of impacts on heritage assets in the vicinity.
- Site 3 (Land adjacent to Fanshaw Way) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. However, the site is located within an odour exclusion zone associated with the nearby sewage treatment works which renders it unsuitable for residential development. This may not preclude it from potential development of other less vulnerable uses (such as employment).
- Site 4 (Land at Warminster Common & south of Wren Close) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. Some adverse effects were identified that were considered likely to be capable of mitigation, although it was noted that the site comprises permanent grassland with potential of being ecologically valuable.
- Site 5 (Land at Church Street) should be excluded from further consideration on biodiversity grounds due to the presence of significant priority habitats and known records of protected species. Large areas of the site are also within flood zones.
- Site 6 (Land adjacent to 89 Bath Road), in addition to significant adverse impacts of phosphates on the River Avon SAC, was judged to be unsuitable for allocation as the site is not served by a nearside footway into town, and a signalised crossing point would be required, but could not be delivered for such a small site.
- Site 7 (44 & 48 Bath Road), in addition to significant adverse impacts of phosphates on the River Avon SAC, was judged to be unsuitable for allocation on transport grounds.

While the site is served by a nearside narrow footway the path is suboptimal for pedestrians and the road is unsafe for cyclists and has limited bus connectivity. While this could improve with the WWUE development, the site is currently poorly connected and of a scale that could not fund improvements. The site was also noted for being of potential ecological value.

- Site 8 (Land at Brick Hill & between Bath Road and A36) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. Some adverse effects were identified that were considered likely to be capable of mitigation, however, in the shorter term the site is detached, being located beyond the WWUE.
- Site 9 (Land at New Farm, Westbury Road) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. The site has a close relationship with Arn Hill Country Wildlife Site which would require a significant buffer and mitigation to offset impacts. Some other adverse effects were identified that were considered likely to be capable of mitigation, including in relation to landscape impacts and flood risk areas.
- Site 10 (Land off Ashley Coombe/ Fanshaw Way) had no major adverse effects identified, aside from significant adverse impacts of phosphate on the River Avon SAC. However, the site adjoins Site 3 and is located within an odour exclusion zone associated with the nearby sewage treatment works which renders it unsuitable for residential development. This would not preclude it from potential development of other less vulnerable uses (such as employment).
- Site 11 (central car park) was the only brownfield site assessed and scored well from a Sustainability Appraisal perspective for this reason and because of its central location within the town and good connectivity. However, it is subject to the same significant adverse impacts of phosphate on the River Avon SAC as with other sites. The site is unlikely to be suited to a residential allocation due to the town centre character of the area coupled with the aspirations set out within the Warminster Neighbourhood Plan.

The strategy for delivery of homes at Warminster over the Local Plan period places reliance on the delivery of development that is already planned for to meet most of the identified housing and employment needs. The delivery of the West Warminster Urban Extension strategic site will help to meet PSP1 through delivering well designed homes to meet local needs and transport infrastructure; PSP2 through the delivery of extended public transport routes; and PSP6 through the provision of additional sports and leisure facilities within the urban extension site.

Although no specific proposals have been presented for the potential redevelopment of the central car park site, should such proposals come forward, this could support PSP4. Any such proposals are likely to be dependent on securing the necessary enabling funding.

The methodology and detailed assessments made in the site selection process are all explained in the appendix. The Sustainability Appraisal process and its results are contained in a separate report⁵.

What development is proposed?

Land at the West Warminster Urban Extension together with sites at Boreham Road and Bore Hill Farm allocated through the Wiltshire Housing Site Allocations Plan can meet most of the scale of growth for both new homes and employment that should be planned for Warminster over the Local Plan period.

In due course, a review of the Warminster Neighbourhood Plan is intended, and this may be further reviewed again within the plan period. The neighbourhood plan has the potential to further shape the settlement through allocations to meet local needs. Smaller sites in the neighbourhood plan will supplement proposals of the Local Plan Review. The neighbourhood plan may also be an avenue for regeneration of the town centre, which may include further work on developing proposals for the central car park which has already been earmarked as an opportunity area within the town centre.

Crusader Park is situated close to the A36 and A350 intersection and comprises a range of employment uses. The site adjoins the Warminster Business Park and is close to land expected to be delivered as further employment land as part of the West Warminster Urban Extension. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

Warminster Business Park adjoins the Crusader Business Park and comprises a range of employment uses including modern light industrial and warehouse units. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

Woodcock Road Industrial Estate is located east of the town centre, adjoining the railway line on its northern edge. The site comprises a mix of light industrial and warehouse units, with some leisure uses and associated offices. The site continues to be well occupied, but there is no scope for intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

Northlands Industrial Estate is a small employment site centrally located close to Warminster railway station. The site comprises light industrial, warehousing and distribution uses with associated offices. The site continues to be well occupied, but there is no scope for

⁵ Wiltshire Local Plan Review Sustainability Appraisal Report (July 2023) <https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

intensification. The site continues to be designated as a Principal Employment Area within the Local Plan.

Supporting the Town Centre

The Local Plan contains a framework that describes how all the different uses found in the central area function together. It provides context and certainty to business and services. It indicates how the area will operate over the plan period.

The Local Plan aim is to strengthen the town centre, but the Wiltshire Town Centre and Retail Study does not forecast a need to allocate any sites for additional retail floorspace, based on shopping trends and growth in catchment spending. Further regeneration initiatives would boost service, tourism, and hospitality sectors, as well as including elements of residential development. This may include the night-time economy. Improving the attractiveness of the environment, such as the public realm, can also help induce better investment confidence.

The Warminster Neighbourhood Plan (WNP) was made in 2016, within which the town centre features heavily, in particular relating to the central car park. The town centre elements of the neighbourhood plan built upon earlier work carried out as part of a Town Plan prepared by the Town Council.

The WNP recognises that the nature of town centres is evolving. Its policies support the regeneration of the town centre, including the central car park and site of the old police houses and service yard. Elsewhere it is specified that parts of the town centre should benefit from qualitative improvements, including at Three Horseshoes Walk and the central car park, and support would be given to improve linkages through the central area. The neighbourhood plan sets out that the central car park could deliver potential uses including possible new retail units, improvements to the public realm and re-organisation of existing parking arrangements, a new bus/ coach interchange, relocation of the library and relocation of the weekly market. The WRTCS endorsed the aspirations of the neighbourhood plan, albeit recognising that assessment of retail needs does not indicate a requirement for a significant level of new net additional retail floorspace in Warminster. It is recognised that enabling funding is likely to be required to deliver the aspirations for the site, and there are no current plans in motion.

There may be opportunities through further review of the neighbourhood plan to add further detail as regard to the nature and delivery of this site, having regard to updated evidence of town centre retail needs.

4. How will growth be delivered?

Landowners, businesses, and housebuilders are the main drivers of development over the plan period. Service providers will also come forward with proposals to invest in new facilities that support growth in new homes and local business. The Council as local planning authority determines their planning applications in accordance with the Local Plan. It also

determines them in accordance with policies of a neighbourhood plan that serves to guide the shape and form of non-strategic aspects of development, such as developing locally distinctive policies on design.

Role of neighbourhood planning

The Local Plan sets the overarching context for neighbourhood planning in Wiltshire. Strategic policies of the Local Plan are high level and limited to those necessary to address strategic priorities in Wiltshire. At a local level, communities can play an important role in shaping their areas by producing neighbourhood plans which direct where new development should take place, and how it should look. Neighbourhood plans must be in general conformity with the strategic policies set by the Local Plan but can add further locally specific requirements that reflect the wishes of the local community.

The Local Plan sets out a series of Place Shaping Priorities for Warminster that have been devised in consultation with Warminster Town Council. The Place Shaping Priorities set a range of outcomes for the town over the lifetime of the Local Plan to 2038. The Place Shaping Priorities also provide a context that can influence the direction of neighbourhood plans.

In order to assist in the production of neighbourhood plans, Wiltshire Council is also required to provide a scale of housing to plan for, for each one. Sites allocated through neighbourhood plans contribute towards meeting the overall of scale of growth set by the Local Plan, as well as meeting local needs identified through the evidence gathering process for the neighbourhood plan. An element of the Local Plan strategy is therefore to be delivered by neighbourhood plans.

To set an appropriate scale of growth to be planned for through neighbourhood plans at the main settlements (Principal Settlements and Market Towns), a range of factors have been considered:

- Neighbourhood planning lends itself to identifying small to medium sized sites for housing development; and national planning policy sets a target of 10% of overall requirements to be met on sites no larger than a hectare.
- The stage a neighbourhood plan has reached in its preparation, the community's appetite to plan for new homes and its focus all affect the degree to which neighbourhood planning can contribute. The neighbourhood plan can help to meet housing needs in a form that matches local needs.
- The nature and extent of the area designation and what scope there is to identify sites for housing development may be limited, for example, if boundaries are drawn tight to the built-up area and most opportunities will be windfall and difficult to identify.

The Warminster Neighbourhood Plan was 'made' in 2016. The neighbourhood plan did not include any housing allocations, although did allocate some land as Local Green Spaces. It is

understood that the neighbourhood plan is currently in its early stages of being updated as part of its first review.

While there is no strategic scale of housing growth to be delivered at Warminster over the Local Plan period, there are likely to be opportunities for the neighbourhood planning process to identify small to medium scale sites to deliver a modest level of growth over the Local Plan period – albeit towards the latter end due to likely nutrients constraints in the short term. This could include brownfield sites or land within the built edges of the settlement where potential impacts on the historic environment are likely to be reduced.

There are no other Local Service Centres or Large Villages within the Warminster neighbourhood area (parish boundary) that have their own separate indicative rural housing requirements⁶.

Ten per cent of the scale of growth suggests a baseline requirement of 178 dwellings. However, as discussed earlier within this paper, Warminster is subject to constraints arising from phosphates pollution entering the River Avon SAC, for which there is no current solution that would enable further housing growth. It is anticipated that solutions may be available later in the plan period, but at this stage this presents a constraint that impacts on the ability to allocate either through the Local Plan or the Warminster Neighbourhood Plan. For this reason, it is proposed to reduce the proportion to 5% of the overall scale of growth, recognising that opportunities for growth later in the plan period are more likely, and could be considered through subsequent reviews of the neighbourhood plan.

It is therefore proposed to set a neighbourhood plan requirement for the Warminster neighbourhood area of 90 dwellings.

The neighbourhood area requirement should be considered in combination with other evidence of local needs as determined by the neighbourhood planning group. The neighbourhood area requirement is for the Local Plan period up to 2038, and therefore may be delivered over one or more iterations of a neighbourhood plan within this period.

Warminster neighbourhood area requirement (2020 to 2038)	90
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Local Infrastructure

Growth at Warminster needs to be supported by the correct infrastructure, services and facilities. When planning for growth, it is important to consider the characteristics of the town in terms of key services and infrastructure (e.g. community facilities, green infrastructure, health, education, transport and utilities), as well as housing need and the local economy. The following summarises the measures required to be put in place to

⁶ Neighbourhood area requirements for the rural parishes are calculated separately, as set out within the Rural Housing Requirements Methodology paper.

address growth proposals for Warminster as well as known infrastructure issues and their timing, what additional provision is necessary to support growth and what other opportunities there may be.

Education

Additional school places at both primary and secondary levels will be required to support the level of development planned at Warminster by the Local Plan and the Wiltshire Housing Site Allocations Plan. The strategic West Warminster Urban Extension site will deliver a new through-school comprising a 1.5FE primary school (with land set aside to facilitate expansion to a 2FE school) and part-secondary school comprising facilities for year 7 secondary school children. The site will also deliver a new shared community hall to be delivered as part of the school complex.

Sustainable transport

Warminster is well served by the A36 and A350 which provide connectivity north/ south through the county. The town also has a railway station with excellent connections between Bristol, Cardiff, Southampton, and Portsmouth. Regular bus services operate at the town.

The West Warminster Urban Extension site will deliver new link roads connecting from Bath Road to Victoria Road and St Andrew's Road. Financial contributions towards a new and/ or enhanced bus service linking the site with Warminster town centre, Kingdown School and the east of Warminster will be sought. New and improved footways and cycle tracks will be provided within and outside of the site to secure good connectivity to the town and adjoining communities.

Health care

Warminster has one GP surgery that is understood to have capacity issues. There are not currently any redevelopment plans to help to overcome these capacity issues, and development must avoid placing additional pressure on services and support expansion with financial contributions.

Appendix 1 Policy Context

Policy	Title	Retained, Replaced or Deleted
Wiltshire Core Strategy (WCS), West Wiltshire District Plan (WWDC); Wiltshire Site Allocations Plan (WSHAP)		
WCS Core Policy 31	<p>Spatial Strategy Warminster Community Area</p> <p>Strategic allocations:</p> <ul style="list-style-type: none"> West Warminster Urban Extension <p>Principal Employment Areas:</p> <ul style="list-style-type: none"> Crusader Park, Warminster Business Park, Woodcock Road Industrial Estate and Northlands Industrial Estate. 	Replaced with Policy 58 Warminster Market Town
WWDP Policy H3	<p>Urban Brownfield Allocations</p> <ul style="list-style-type: none"> Land at West Street, Warminster Rear of Westbury Road, Warminster Station Road, Warminster 	Delete
WSHAP Site H2.7	Bore Hill Farm (residential)	Retain
WSHAP Site H2.8	Boreham Road (residential)	Retain

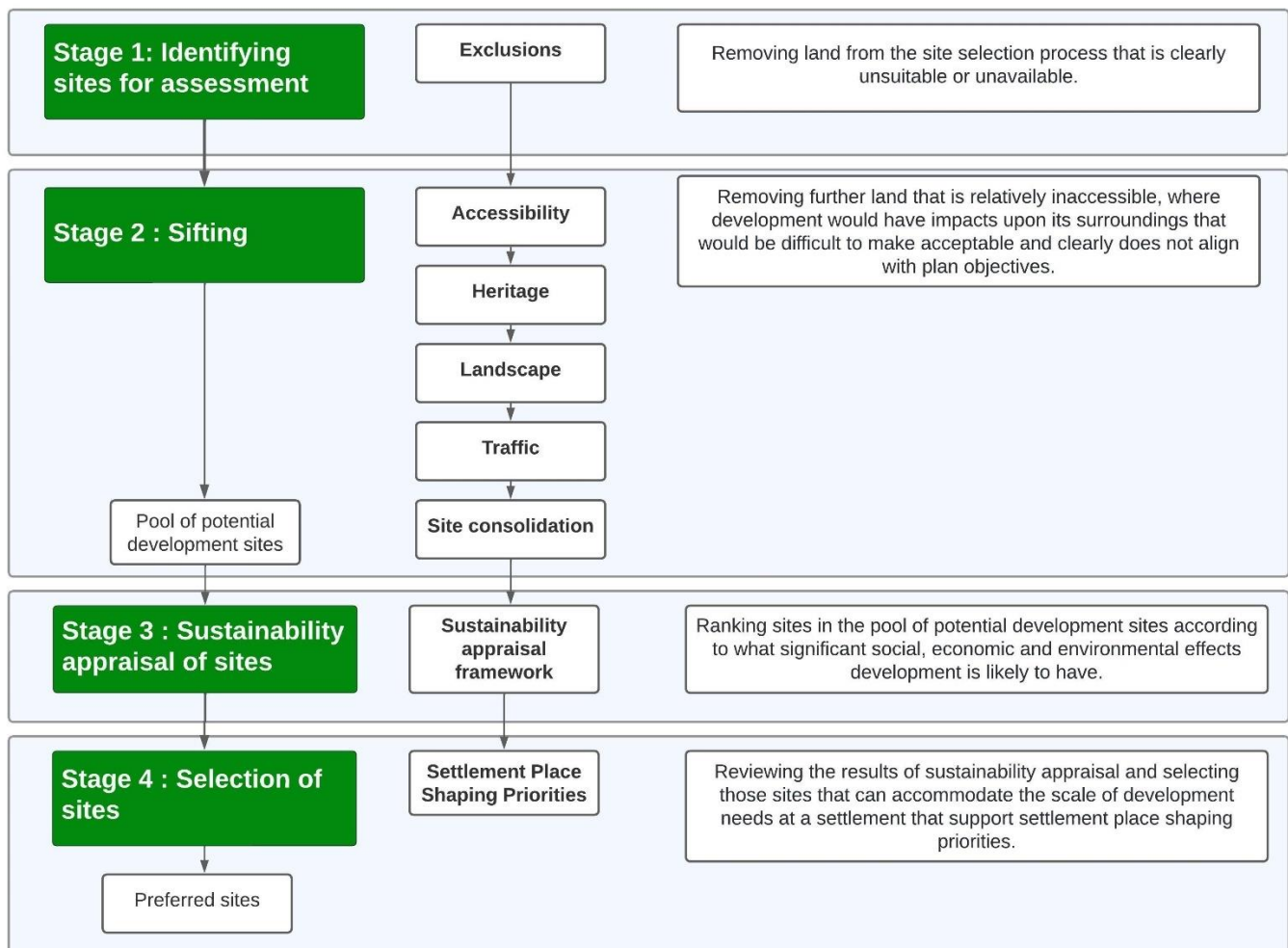
Appendix 2 Site Selection

Site Selection: Warminster

The purpose of this appendix is to explain the site selection process at Warminster, which takes place over a number of stages, as illustrated in the flow diagram below. The full methodology can be found in the supporting Site Selection Methodology report.

This appendix briefly describes the methodology, and explains the outputs that emerge from Stages 1-4, with the concluding stages set out within the main body of this paper.

Summary of the site selection process



Strategic Housing and Employment Land Availability Assessment

The Strategic Housing and Economic Land Availability Assessment⁷ (SHELAA) provides the initial pool of land from which sites may be selected. The SHELAA is a register of land promoted for development by landowners and prospective developers. Parcels of land are submitted to Wiltshire Council for consideration as potential allocations in the Local Plan, as well as Parish and Town Council neighbourhood plans⁸. Plan preparation and not the SHELAA determines what land is suitable for development through a process of selecting the most appropriate sites.

Only sites that were not spatially separated from the built-up edge were considered. The maps below show the SHELAA sites that were considered through the site selection process at Warminster.

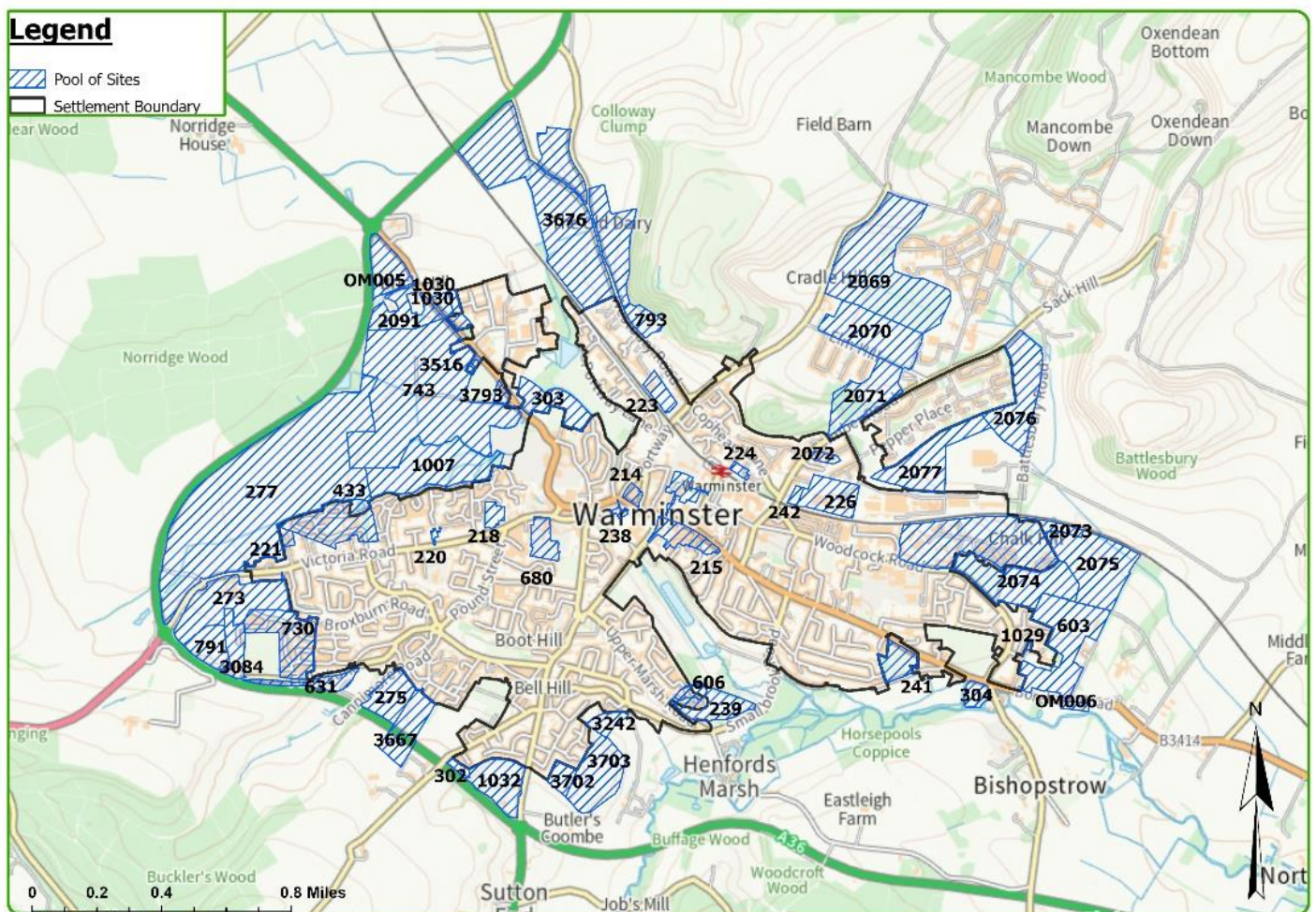


Figure 7. Pool of sites at the start of the site selection process at Warminster.

⁷ Information about the [Strategic Housing and Employment Land Availability Assessment](#) can be found on the Council website.

⁸ Other land, not included in the SHELAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot readily be said to be available within the plan period.

The following paragraphs summarise the stages of assessment undertaken through the site selection process.

Stage 1 – Identifying Sites for Assessment

The initial stage excluded SHELAA sites from further consideration that constitute unsuitable land for development if they are unavailable, separated from the built-edge or clearly unsuitable for development for a range of other reasons, as described within the Site Selection Methodology.

Thirty-nine sites at Warminster were excluded at Stage 1.

Site name	Reason for removal at Stage 1
275	Unavailable.
2069	Unavailable.
2070	Unavailable.
2071	Unavailable.
2072	Unavailable.
2073	Unavailable.
2074	Unavailable.
2076	Unavailable.
2077	Unavailable.
214	Unavailable. Site built out.
215	Unavailable. Site built out.
218	Unavailable.
220	Unsuitable. Below site size threshold.
221	Unavailable. Site built out.
223	Unavailable.
224	Unsuitable. Below site size threshold.
226	Unavailable.
238	Unsuitable. Below site size threshold.
239	Unavailable.
240	Unsuitable. Below site size threshold.
241	Unavailable.
242	Unsuitable. Below site size threshold.
273	Unavailable. Part of WWUE allocation.

277	Unavailable. Part of WWUE allocation.
302	Unavailable. Part of WHSAP allocation.
304	Unavailable. WHSAP allocation.
433	Unavailable. Site built out.
606	Unavailable.
631	Unavailable. Local Green Space.
680	Unavailable.
730	Unavailable. Part of WWUE allocation.
743	Unavailable. Part of WWUE allocation.
791	Unavailable. Part of WWUE allocation.
1029	Unsuitable. Below site size threshold.
1032	Unavailable. Part of WHSAP allocation.
3084	Unavailable. Part of WWUE allocation.
3516	Unsuitable. Partly allocated as part of WWUE and below site size threshold.
3600	Unsuitable. Below site size threshold.
OM006	Unsuitable. Below site size threshold.

Stage 2 – Site Sifting

Using the land that passed through Stage 1, a second assessment stage used a limited set of strategic criteria (proportionate evidence⁹) to further refine the list of sites to a set of *reasonable alternatives* for further assessment using Sustainability Appraisal. The criteria considered at Stage 2 were related to **Accessibility and Wider Impacts**, and **Strategic Context**, and can be summarised as follows:

- **Accessibility and Wider Impacts**

The merits of each site were assessed to understand strengths and weaknesses in terms of how accessible a site location may be and what wider impacts could result from their development. Sites deemed to be inaccessible, for example if no reasonable means of access to the site could be secured without third party land, were excluded from further consideration. This is further detailed in the Site Selection Methodology.

In addition to accessibility, the following strategic considerations were tested through Stage 2:

⁹ To meet national requirements, plans must be sound, justified by having an appropriate strategy, considering reasonable alternatives, and based on proportionate evidence.

1. **Landscape:** A site that was highly likely to lead to landscape or visual harm, that was unlikely to be possible to be mitigated, was rejected.
2. **Heritage:** A site that contained or was within the setting of a heritage asset, that was likely to lead to significant and unmitigable harm was rejected.
3. **Flood Risk:** A site that was wholly within an area at risk from flooding (e.g. in Flood Zones 2 or 3 or other high-risk source of flooding) was rejected.
4. **Traffic:** A site that was likely to lead to an unacceptable degree of harm in terms of traffic and congestion impacts was rejected.

The outcomes from this element of Stage 2 were categorised as high risk of harm (red), medium risk of harm (amber) and low risk of harm (green).

- **Strategic Context**

This part of the Stage 2 assessment considered the pool of sites in relation to the strategic context of the settlement, having regard to:

- Long-term patterns of development
- Significant environmental factors
- Scale of growth and place shaping priorities
- Future growth possibilities for the urban area

This part of the assessment made a judgement on what pool of possible sites constitute a set of reasonable alternatives for further consideration. This does not pre-judge more detailed testing through Sustainability Appraisal but enables sites that are clearly at odds with the strategic context for the settlement to be ruled out.

Context criteria	Detail
Long-term pattern of development	<p>Warminster has grown eastward and westward from its historic town centre, most recently with the strategic urban extension on the west side of the town. The town is constrained to the south by various flooding and ecological designations. The A36, to a lesser extent the A350, and military land also comprise physical barriers to further expansion of the town.</p> <p>Warminster Garrison and developed land within the Warminster settlement boundary, but detached from the main settlement boundary, are positioned to the north-east of the town.</p>
Significant environmental factors	<p>There are significant areas of flood risk associated with the River Wylfe in the south and south-east of the town and the Were to the north and north-west of the town. The River Wylfe forms part of the River Avon Catchment and River Avon Special Area of Conservation, which is constrained in terms of impacts of nutrient pollution.</p> <p>Smallbrook Meadows County Wildlife Site and Wiltshire Wildlife Trust Reserve are positioned to the south of the town and comprise approximately 21</p>

	<p>hectares, the Smallbrook Meadows Local Nature Reserve and the River Wylye Local Nature Reserve.</p> <p>The town centre is almost entirely within Warminster Conservation Area, this designation extends to the west and east, with the eastern boundary meeting the Warminster settlement boundary at Church Lane. Heritage impact is a key consideration for any development in this area. Bishopstrow Conservation Area to the east is a heritage constraint which is likely to limit the possibility of expansion in this direction.</p> <p>The north-east edges of the settlement are subject to historic landscape features including Bowl barrow on Arn Hill Down Scheduled Monument, Bowl barrow on the summit of Cop Heap Scheduled Monument and Battlesbury Camp Scheduled Monuments. These are accompanied by a varied topography and a high-quality landscape, restricting development opportunities, but also making heritage impacts a key consideration.</p> <p>The Salisbury Plain Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest begin at Battlesbury Hill and extend to the north east. Further constraining growth to the north east and providing a key consideration for development in this area.</p> <p>The A36 is a physical limit of development to west and south. While the A350 is a limit to the north. The Portsmouth to Cardiff railway line runs through the town and is a manageable constraint to the north west and east.</p> <p>The Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and Norridge Wood Country Wildlife Site and ancient woodland are positioned to the west of the A36 and further limit opportunities for growth in the south and west, respectively.</p>
Scale of growth and strategic priorities	<p>The emerging strategy looks to consolidate growth at Warminster, reflecting the significant number homes in the pipeline to deliver significant growth at the town.</p> <p>Place shaping priorities look to ensure growth takes consideration of the environmental constraints at the town and delivers infrastructure to support sustainable transport. The town centre is considered an area for improvement and regeneration, while indoor leisure facilities need to be enhanced.</p>
Future growth possibilities for the urban area	<p>A small proportion of additional land is required for additional growth, which is expected to be largely through development that is already planned.</p>

SA Annex 2.14 - Trowbridge HMA: Warminster Sites Assessment:

Stage 2 assessment conclusions

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
303	Land at Church Street						<p>The site is adjacent to settlement boundary and has reasonable prospects in terms of accessibility.</p> <p>High fluvial and ground water flood risk much of the site, which would need further consideration.</p> <p>Potential for heritage impact, adjoining the Warminster Conservation Area and potential impacts on setting of Grade II* Parish Church of St Denys, which would require further consideration.</p> <p>Potential for impacts from a landscape perspective on a local level, with the site being relatively constrained.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale and is taken forward for further assessment.</p>	Y
3793	Land Adjacent 89 Bath Road Warminster Wiltshire BA12 8PA						<p>The site is adjacent to settlement boundary and has good prospects in terms of accessibility, with a close relationship to land allocated by the West Warminster urban Extension.</p> <p>Potential groundwater flood risk at this site, which would require further assessment.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential to increase traffic.</p> <p>The site is small, but nonetheless of a scale suitable to be taken forward for further assessment.</p>	Y
1030	44 & 48 Bath Road						<p>The site is adjacent to settlement boundary. Potential for good accessibility may be limited due to location towards the outer edge of the settlement and adjoining an employment area.</p> <p>Unlikely flood risk in this area.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	Y
OM005	Land at Brick Hill						<p>The site is adjacent to a SHELAA site that adjoins the West Warminster Urban Extension.</p>	Y

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							<p>Accessibility likely to be poor due to location towards the outer edge of the settlement. Unlikely flood risk in this area. Unlikely for significant heritage impacts at this site. High likelihood of landscape impacts due to urban encroachments away from the core of the settlement, which would require further consideration. Potential to increase traffic. The site is logically related to the adjoining site 2091, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed Sustainability Appraisal.</p>	
2091	Land between Bath Road and A36						<p>The site is adjacent to the West Warminster Urban Extension. Accessibility likely to be poor due to location towards the outer edge of the settlement. Unlikely flood risk in this area. Unlikely for significant heritage impacts at this site. High likelihood of landscape impacts due to urban encroachments away from the core of the settlement, which would require further consideration. Potential to increase traffic. The site is logically related to the adjoining site OM005, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed Sustainability Appraisal.</p>	Y
3667	Land south of Wren Close, Warminster						<p>The site is adjacent to settlement boundary, extending both north and south of the A36. On land to the north, accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas. Very poor accessibility on land to the south of the A36 – this part of the site should be excluded. Medium groundwater flood risk area, and low fluvial flood risk.</p>	Y

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							<p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts. The site is generally enclosed but with sloping topography. This would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The northern part of the site is of a scale that is suitable to be taken forward for further assessment. The southern part of the site should be excluded from further consideration.</p>	
3242	Land adjacent to Fanshaw Way						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium/high groundwater flood risk area, and low fluvial flood risk.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts. The site has variable topography and open boundaries. This would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	Y
603	Land East of the Dene						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Medium groundwater flood risk area, and low fluvial flood risk.</p> <p>Multiple heritage assets around the periphery of the site, and impacts on setting likely, albeit some parts of the site (northwest) likely to have less impact on settings.</p> <p>Potential for landscape impacts which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 2075, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed Sustainability Appraisal.</p>	Y

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
2075	Land south of the Railway Line (Warminster 7)						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>Potential flood risk on a small part of the north east of the site.</p> <p>The site is close to Battlesbury Camp Scheduled Monument which would require further consideration from a heritage and landscape perspective.</p> <p>Potential to increase traffic.</p> <p>The site is logically related to the adjoining site 603, and in combination the site should be taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed Sustainability Appraisal.</p>	Y
793	Westbury Road						<p>The site is adjacent to settlement boundary and has reasonable prospects in terms of accessibility.</p> <p>Unlikely flood risk in this area.</p> <p>Unlikely to be significant impacts from a heritage perspective in this area.</p> <p>The site directly adjoins Arn Hill County Wildlife Site and is at the base of Arn Hill Down which is an important feature in the landscape. The site has prominent views and sloped topography which would make mitigation problematic.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale, but the landscape constraints identified are considered to be incapable of mitigation and therefore the site is not taken forward for further assessment.</p>	N
3676	Land at New Farm, Warminster						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement; and the position of the railway line which acts as a barrier.</p> <p>Medium/high fluvial and groundwater flood risk across much of the central area of the site, which would need further consideration.</p> <p>Unlikely to be significant heritage impacts in this area.</p>	Y

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
							High potential for impacts from a landscape perspective from this large site, particularly towards the north of the site extending away from the town, and parts of the site close to Arn Hill Down. Further assessment would be required. Potential to increase traffic. The site is of a strategic scale and is taken forward for further assessment. The likely adverse impacts identified may be capable of mitigation, and this should be explored further through more detailed Sustainability Appraisal.	
3702	Land off Ashley Coombe, Warminster						The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas. Medium/high groundwater flood risk area, and low fluvial flood risk. Unlikely for significant heritage impacts at this site. Potential for landscape impacts including potential visibility from the AONB, which would require further consideration. Potential to increase traffic. The site is logically related to the adjoining site 3703, and in combination the site should be taken forward for further assessment.	Y
3703	Land South of Ashley Coombe, Warminster						The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas. Medium/high groundwater flood risk area, and low fluvial flood risk. Unlikely for significant heritage impacts at this site. Potential for landscape impacts including potential visibility from the AONB and sloped topography of the site, which would require further consideration. Potential to increase traffic. The site is logically related to the adjoining site 3702, and in combination the site should be taken forward for further assessment.	Y

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B – Strategic context and overall judgement	Taken Forward
1007	Land adjacent Grovelands Way						<p>The site is adjacent to settlement boundary and accessibility may be limited due to location towards the outer edge of the settlement, albeit adjoining other residential areas.</p> <p>High flood risk across majority of this site, rendering it unsuitable for further consideration.</p> <p>Unlikely for significant heritage impacts at this site.</p> <p>Potential for landscape impacts impacting locally, which would require further consideration.</p> <p>Potential to increase traffic.</p> <p>The site is of a strategic scale, but flood risks constraints are significant and therefore the site is not taken forward for further assessment.</p>	N
WARM1 ¹⁰	Central Car Park						<p>The site is a brownfield site within the settlement boundary and accessibility is likely to be good due to existing routes to and from the site and proximity to services and facilities.</p> <p>Medium groundwater flood risk area, and low fluvial flood risk.</p> <p>Potential for heritage impacts at this site due to its position within the conservation area and proximity to local heritage assets, which would require further consideration.</p> <p>Likely to be few landscape impacts due to it being a brownfield site within an urban context.</p> <p>Potential to increase traffic, albeit central location provides greater opportunity for walking/cycling.</p> <p>The site is of a scale that is suitable to be taken forward for further assessment.</p>	Y

Of those sites that are taken forward, it was appropriate in some cases for to combine sites for the purpose of assessment, where this created more sensible or logical land parcels for further consideration.

Sites combined	Reason
2091 and OM005	The sites abut and have no strong physical barriers between them.

¹⁰ This site does not currently feature within the SHELAA, nonetheless it has been assessed as it is recognised for its potential as a regeneration site within the Warminster Neighbourhood Plan.

603 and 2075	The sites abut and have no strong physical barriers between them.
3702 and 3703	The sites abut and have no strong physical barriers between them.

In preparation for Stage 3, the remaining sites were relabelled for ease of understanding, as follows:

Site Number	Site Name	SHELAA reference
2	Land East of the Dene & North of Woodcock Road	603 and 2075
3	Land adjacent to Fanshaw Way	3242
4	Land at Warminster Common & south of Wren Close	3667
5	Land at Church Street	303
6	Land adjacent 89 Bath Road, Warminster	3793
7	44 & 48 Bath Road	1030
8	Land at Brick Hill & between Bath Road and A36	2091 and OM005
9	Land at New Farm, Warminster	3676
10	Land off Ashley Coombe/Fanshaw Way	3702 and 3703
11	Central Car Park	WARM1

Stage 3 – Sustainability Appraisal

At Stage 3, each of the remaining sites in the pool of sites (reasonable alternatives) was examined through Sustainability Appraisal, by assessing the likely significant effects of potential development under a set of twelve objectives covering social, economic and environmental considerations. A full explanation of the Sustainability Appraisal methodology is provided in a separate report, which also includes the detailed assessments made for each site ([link here](#)).

Sustainability Appraisal enabled sites to be scored by their respective sustainability benefits and disadvantages. It also identified where it may be possible to mitigate adverse effects, as well as measures which could increase the benefits of development. Stage 3 enabled sites to be ranked in order of most sustainable to least sustainable, based on the Sustainability Appraisal criteria used.

The table below shows the Sustainability Appraisal conclusions for the reasonable alternative sites that were assessed. The overall Sustainability Appraisal score is shown in column 3 of the table.

The Sustainability Appraisal weights all ‘objectives’ (shown in the top row, below) equally. There are more environmental objectives than others – scores against this

type of objective typically tend to be negative. The overall score resulting from the potential development of greenfield sites generally yield a negative value.

Reasonable alternatives are rejected at Stage 3 where the Sustainability Appraisal concludes that development would result in one or more 'major adverse effect' (highlighted in red with a triple negative).

At Warminster, the Sustainability Appraisal identified that there were likely major adverse effects arising from the development of all the sites within the pool of sites.

All sites at Warminster lies within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Warminster is particularly constrained as it is located at the headwaters of the River Avon, where opportunities for mitigation is far more constrained than in other locations. Further development is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. Therefore, no sites were taken forward for further consideration at Warminster.

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Planning For Warminster

- Major adverse effect (---) = -3 points (Mitigation unachievable – recommended that site is not considered further)
- Moderate adverse effect (--) = -2 points (Mitigation achievable but problematic)
- Minor adverse effect (-) = -1 point (Mitigation easily achievable)
- Neutral effect (0) = 0 points
- Minor positive effect (+) = +1 point
- Moderate positive effect (++) = +2 points
- Major positive effect (+++) = +3 points

Warminster: Table showing summary of assessment scores listed in order of site sustainability performance (More → Less)

SITE	Overall site score (sustainability rank)	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
Site 11	-2 (1 st)	---	+	--	-	--	0	-	+	+	++	0	++
Site 3	-9 (=2 nd)	---	-	--	--	-	0	-	-	+	+	-	+
Site 9	-9 (=2 nd)	---	--	--	--	-	0	-	--	+++	+	--	++
Site 2	-10 (=4 th)	---	--	--	--	-	0	--	--	+++	+	--	++
Site 4	-10 (=4 th)	---	-	-	--	-	0	-	-	+	+	-	-
Site 5	-10 (=4 th)	---	-	--	--	--	0	--	--	+	++	-	++
Site 7	-11 (=7 th)	---	-	--	--	-	0	-	-	+	0	---	++
Site 8	-11 (=7 th)	---	-	--	--	-	0	-	-	+	0	--	+
Site 10	-11 (=7 th)	---	-	--	--	--	0	-	-	+	+	--	+
Site 6	-13 (10 th)	---	-	--	--	--	0	-	-	+	0	---	+

Stage 4 – Selection of Sites

Stage 4 enabled the results of the Sustainability Appraisal outcome to be qualitatively examined by consideration of sites in terms of their capability of supporting the Local Plan's objectives for each community – in particular the identified 'Place Shaping Priorities'. Stage 4 also provides discussion and analysis of the scale of growth that would be required to be drawn from the pool of the most sustainable site options, in or to meet the identified housing and employments needs for the settlement.

The outcome of Stage 4 refined the results of the Stage 3 Sustainability Appraisal and identified preferred sites that are more sustainable and support the Local Plan objectives.

Broad proposals were then developed for each of the preferred sites. Proposed uses were identified, including the infrastructure and mitigation necessary to enable development to proceed.

The outcome of Stage 4 of the site selection process for Warminster can be summarised under the 'What development is proposed' section earlier in this paper; concluding that no sites have been identified for development over the Local Plan period. There is no strategic need to allocate, and the available sites identified at Warminster were found to be subject to insurmountable negative impacts as identified through the Sustainability Appraisal making them unsuitable for allocation.

Stage 4 therefore concludes that no site allocations are proposed at Warminster.

The maps below illustrate the outcome of the site selection process at Warminster.

Planning For Warminster

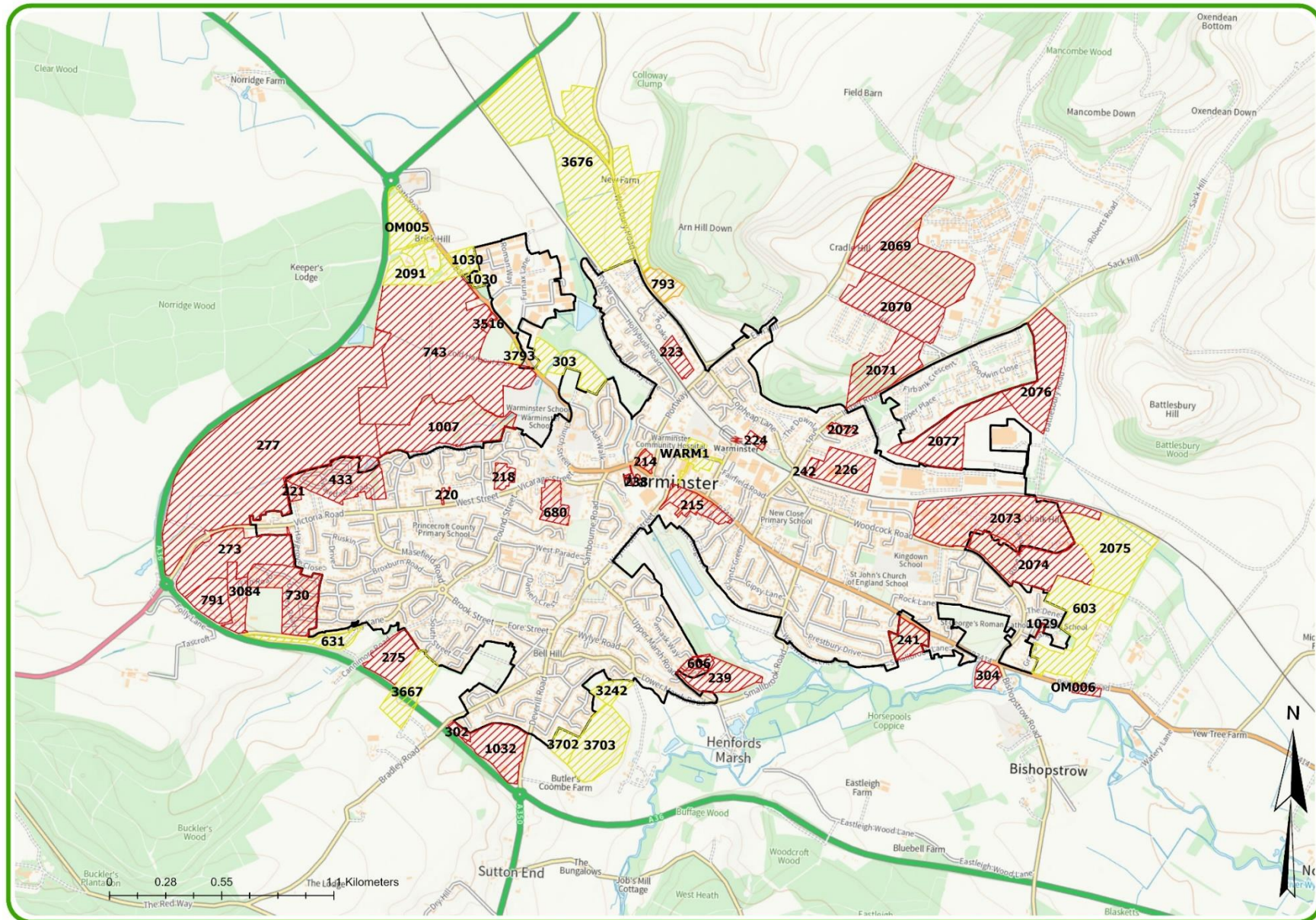


Figure 8. The results of the site selection process at Warminster.

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Copheap Repairs



Pathway needs resurfacing.

Railings need repainting.



Moment needs repairs.

Railings need repainting.

Other work proposed includes tree work and improvements to drainage.