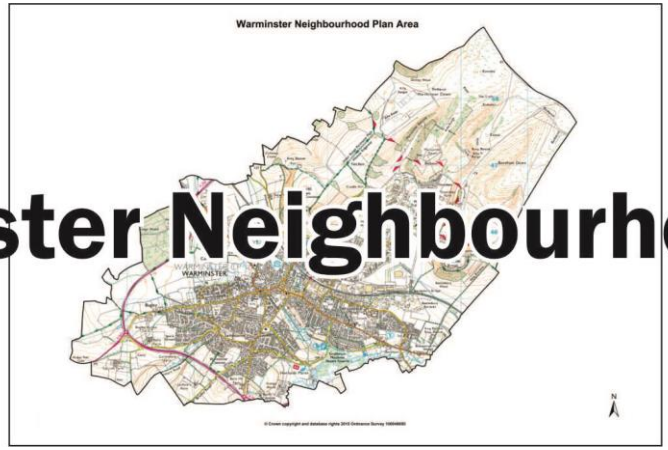
Warminster Town Council

Warminster Neighbourhood Plan



2015–2026

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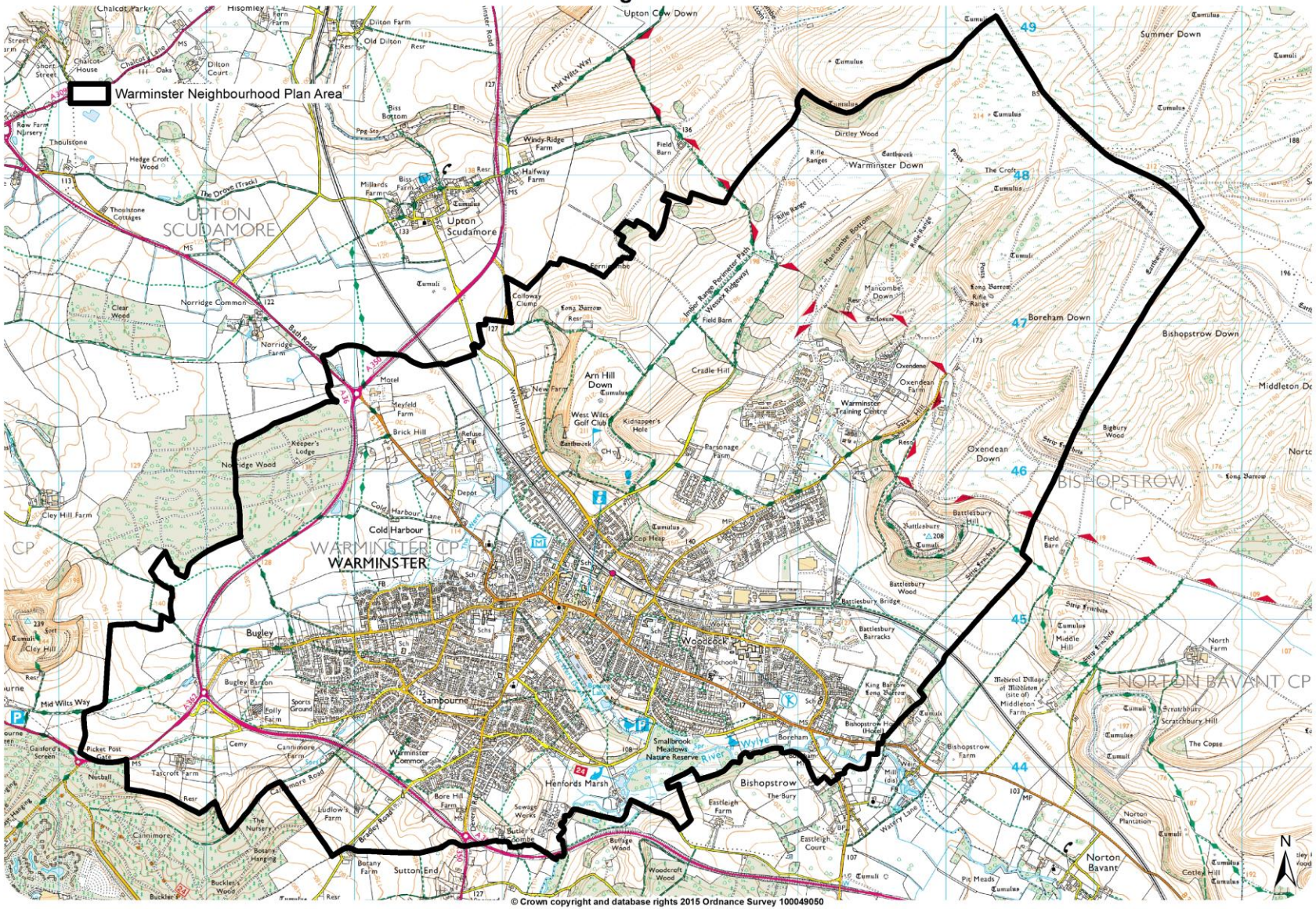
SUPPLEMENTARY REPORTS AND DOCUMENTS

- Vision and Scoping Study for Warminster Neighbourhood Plan – 24 March 2014
- Warminster Town Plan – April 2012
- Warminster Town Centre Master Retail Plan – 11th July 2013
- Enterprise Warminster Central Car Park Improvements – 5th December 2012
- HMG Code for Sustainable Homes
- Building for Life 12
- Warminster Benchmarking Reports for 2011, 2012, and 2013 including respective:
  - Town Users' Surveys
  - Business Confidence Surveys
- Wiltshire Council Core Strategy
- Wiltshire Council Strategic Housing Land Availability Assessment
- Community Area Plan
- Report on Street Signs in Warminster – August 2012

Warminster Neighbourhood Plan Area



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1.0 FOREWORD

1.1 Warminster is entering a period of growth. New housing is to be built on the west side of town in line with the Wiltshire Core Strategy, which plans for sustainable development across the county. Land is also earmarked for new businesses that will provide added employment opportunities.

1.2 Meanwhile a return of confidence in the house building industry has resulted in a flurry of activity as developers seek to build new homes on a number of other sites around the neighbourhood area. Wiltshire Council has also carried out a Strategic Housing Land Availability Assessment (SHLAA) which identifies additional housing potential within the town.

1.3 The resultant increase in the town's population will have far-reaching consequences. The local economy should be boosted with real benefit for local shops and services. However, it will also increase the pressure on existing community and leisure facilities, many of which are already operating close to capacity. How then is Warminster to grow if the needs of the present and future enlarged community are to be satisfied?

1.4 In parallel with the growth of Warminster, changes are taking place in the town centre. The advent of Waitrose has realised one aspect of the Town Plan and had a positive benefit by drawing more people into the centre. Meanwhile Wiltshire Council recognises that the Central Car Park and its surrounding area offers potential for remodelling as part of a much needed regeneration programme. This scheme requires close integration with the rest of the town's infrastructure if Warminster is to capitalise on the potential benefits.

1.5 This Neighbourhood Plan, which spans the period up to 2026, has been drawn up to enable Warminster to pursue a new approach to the development of the town. It allows our community to have its say in the type and scale of development, along with the supporting facilities that are required and where they should be situated. It provides an exciting opportunity for us to shape our neighbourhood, our town, our future.

1.6 Central to this Plan is a desire to foster a strong sense of community and belonging for present and future generations. The prize is to make Warminster the place of choice to live, work and enjoy.

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2.0 THE PLANNING FRAMEWORK AND OUR APPROACH
Working together we have a unique opportunity to shape Warminster for present and future generations.

2.1 The Localism Act

2.1.1 The 2011 Localism Act provides a means by which local communities can influence local development. It allows them to take increased control of how land should be used to thereby shape their future. This Neighbourhood Plan has been produced in response to this initiative. It allows Warminster to:

- Identify a shared vision and common goals for the neighbourhood area.
- Define subject to higher policy where new homes, shops, offices, industrial units and other developments should be built.
- Identify and protect local green spaces.
- Influence the quality and look of new developments to ensure that the changes bring lasting benefits and protect the town's unique heritage.

2.1.2 The Localism Act does not provide a green light for development. Strong environmental safeguards remain as part of the planning system, including protection of communities and the environment from unacceptable proposals. The Act refers directly to the presumption in favour of sustainable development.

2.2 National Policy – The National Planning Policy Framework

2.2.1 The Government's planning policy for England is set out in the National Planning Policy Framework (NPPF). It seeks to achieve the right balance between sustainability and growth. The aim is to ensure that new developments enhance existing communities at the same time as creating a lasting legacy for future generations.

2.2.2 The NPPF identifies three distinct planning roles and objectives:

- Economic – Contributing to building a strong economy: ensuring that sufficient land is available in the right place and at the right time.
- Social – Providing homes that will meet the needs of future generations, and supporting the community's health, social and cultural well-being.
- Environmental – Protecting our environment: using natural resources prudently, minimising waste and pollution, and mitigating climate change.

https://www.gov.uk/government/publications/national-planning-policy-framework--2

2.3 Wiltshire Council – Local Development Framework and Core Strategy

2.3.1 Wiltshire Council's Core Strategy is the most important part of the Local Development Framework and has been written to be compliant with the NPPF. It seeks to deliver an appropriate level of development across Wiltshire in a sustainable manner. Development proposals which do not accord with the Core Strategy will be considered unsustainable. The Core Strategy provides for new housing in Warminster along with land to support new employment opportunities.

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy

2.4 Warminster's Town Plan

2.4.1 In 2007 Warminster Town Council set about the production of a Town Plan, which was focused on the town centre alone. The Plan was adopted by the Town Council in 2011 with an expectation that it will become a Supplementary Planning Document (SPD) under the Wiltshire Core Strategy.

2.4.2 The Town Plan identifies a wide range of opportunities to enhance the environment and create a thriving town centre. Strengthening the town's retail offer and ensuring its continued sustainability lie at the heart of the document. Proposed measures are focused around nine different character areas.

2.4.3 Redevelopment of the Central Car Park area represents the most significant opportunity identified by the Town Plan. The benefits to be gained from economic regeneration of this area are also recognised by Wiltshire Council. This Neighbourhood Plan provides an opportunity for the local community to refine what it wants for this key central area whilst recognising that any change must be closely integrated and in harmony with the surrounding infrastructure of the town centre.

2.5 Our Approach to Derivation of this Neighbourhood Plan

2.5.1 Warminster Town Council recognises that significant benefits can be derived from drawing up a neighbourhood plan. It provides in particular an opportunity for the community to have a say in shaping future developments.

2.5.2 This Plan has been developed in various stages by a number of key stakeholder groups and other community representatives. Active consultation has been a cornerstone throughout to identify the main issues of concern and to help shape the proposed policies so that they reflect the views and aspirations of local residents and businesses. The proposals are consistent with the above planning framework, including the Wiltshire Core Strategy.

Steps Taken to Develop the Plan

- Warminster Town Council identified as a 'qualified body' to develop a neighbourhood plan.
- Wiltshire Council has confirmed the neighbourhood area to be the locality bounded by the Warminster parish boundary.
- Neighbourhood Plan Working Group established under Warminster Town Council's Development Committee.
- Review of existing plans and related information including: Town Plan, Community Area Plan, Town Users' Survey, Business Confidence Survey, Benchmarking data, Warminster Retail Plan.
- Extensive consultation carried out to identify issues and concerns that need to be addressed (see Appendix A.1).
- Publication of a Vision and Scoping Study which derives the objectives and priorities for this Plan.
- Development of draft proposals for inclusion in the Plan.
- Consultation of draft proposals carried out between 19th March and 8th May 2015.
- Neighbourhood Plan amended to reflect consultation inputs and finalised prior to submission to Wiltshire Council.

Warminster Town Council partners on the working group:

Officers of Wiltshire Council
Invited experts
Warminster and Villages Community Partnership
Warminster and Villages Development Trust
Warminster and District Chamber of Commerce
Armed Forces – Land Warfare Centre
Churches Together
Governors – Kingdown and Princecroft Schools
Warminster Athenaeum Trust
Warminster Civic Trust
NHS – Avenue and Smallbrook Surgeries
Individual community members

3.0 VISION, THEMES AND OBJECTIVES

"Warminster will build on its strong heritage as a prominent market town with a significant catchment area of local villages. It will develop as a truly sustainable town providing the mix of employment, services and amenities that will enable residents to build within it all stages of their lives." - *Vision for Warminster*

3.0 VISION, THEMES AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

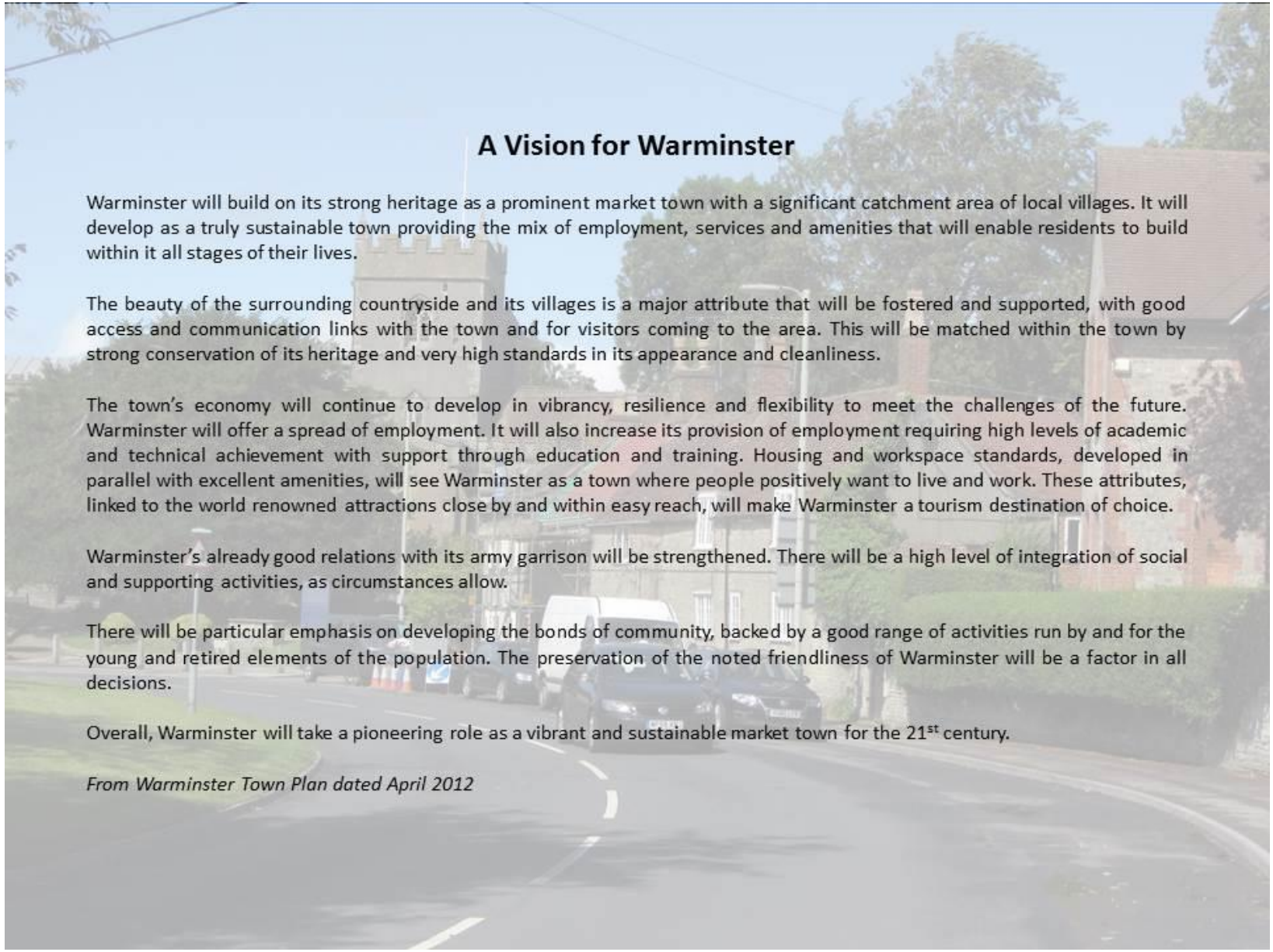
3.0.1 This Neighbourhood Plan covers the period 2015–2026. It seeks to ensure that all future developments, whether housing, employment or leisure related, make a positive contribution to Warminster and fit within a structured, sustainable growth plan.

3.0.2 New developments not only require close integration with the town's existing infrastructure but also need to ensure a balanced community. They should align in particular with the vision for Warminster.

3.1 Vision for Warminster

3.1.1 The vision for Warminster focuses on:

- Warminster's prominence as a market town with a significant community area, including a number of villages.
- A keen desire to make the most of the town's heritage as well as creating an attractive environment in which people positively want to live and work, and where they wish to visit.
- The need for a vibrant and resilient economy that is able to adapt to future challenges.
- A diversity of employment opportunities as well as the desire for a strong, independent town centre.
- A strong emphasis on the sense of community including links with the army garrison.
- The beauty and historical context of the surrounding countryside.
- The need for sustainable growth.



A Vision for Warminster

Warminster will build on its strong heritage as a prominent market town with a significant catchment area of local villages. It will develop as a truly sustainable town providing the mix of employment, services and amenities that will enable residents to build within it all stages of their lives.

The beauty of the surrounding countryside and its villages is a major attribute that will be fostered and supported, with good access and communication links with the town and for visitors coming to the area. This will be matched within the town by strong conservation of its heritage and very high standards in its appearance and cleanliness.

The town's economy will continue to develop in vibrancy, resilience and flexibility to meet the challenges of the future. Warminster will offer a spread of employment. It will also increase its provision of employment requiring high levels of academic and technical achievement with support through education and training. Housing and workspace standards, developed in parallel with excellent amenities, will see Warminster as a town where people positively want to live and work. These attributes, linked to the world renowned attractions close by and within easy reach, will make Warminster a tourism destination of choice.

Warminster's already good relations with its army garrison will be strengthened. There will be a high level of integration of social and supporting activities, as circumstances allow.

There will be particular emphasis on developing the bonds of community, backed by a good range of activities run by and for the young and retired elements of the population. The preservation of the noted friendliness of Warminster will be a factor in all decisions.

Overall, Warminster will take a pioneering role as a vibrant and sustainable market town for the 21st century.

From Warminster Town Plan dated April 2012

3.2 Themes

3.2.1 Three overarching themes dominate this Neighbourhood Plan. They focus on Warminster as:

A place to live
A place to work
A place to enjoy

3.2.2 These three themes, which are all inter-related, are embedded into the vision, objectives and policies of this plan. They aim to make Warminster and its hinterland a better place for our present and future generations in which to live, work and enjoy.

3.3 Objectives

3.3.1 The Neighbourhood Plan Vision and Scoping Study identified the following objectives:

A Place to Live

3.3.2 The development of a strategy for new housing in Warminster which is tailored to the needs and context of the town. Key criteria are the need for:

- Sensitive development which protects and enriches the landscape and built environment, preserving the unique character and heritage of Warminster in the process.
- Appropriate integration of new developments with the existing infrastructure and facilities of the neighbourhood area. This includes the suitability and adequacy of transport, cycling and pedestrian links that draw residents into the centre of town.
- Protection of Warminster's conservation areas.

3.3.3 The development of a strategy for improving the town centre which expands on the recommendations contained in the Town Plan. It needs to:

- Sustain and improve local facilities for existing and new residents.
- Build on Warminster's heritage as a market town by preserving its character and local distinctiveness.
- Recognise that retail in the town needs to satisfy the day-to-day requirements of a growing population whilst acknowledging that shopping habits are changing.
- Address traffic issues both in the town centre and around its periphery.
- Encourage improvements in public transport including the possible introduction of a new bus/coach interchange.
- Improve pedestrian links throughout the town and enhance in particular the pedestrian environment in the Central Car Park. The safety of pedestrians is a fundamental requirement.
- Improve the infrastructure for cyclists.

A Place to Work

3.3.4 The development of a strategy for encouraging new businesses and employment prospects in the town. Key criteria are the need to:

- Support and strengthen economic activity.
- Encourage residents to live close to their place of work.
- Identify suitable sites that can be used for new businesses, including small, flexible, mixed-use employment space suitable for start-up businesses.

A Place to Enjoy

3.3.5 The development of a community strategy for the whole of the neighbourhood area that meets the aspirations of a growing population.

3.3.6 The development of a service provision strategy, including health and education.

3.3.7 The development of a leisure strategy for the town that is tailored to the aspirations of the community. It needs to:

- Enhance access to the local countryside.
- Protect green spaces, the landscape and support nature conservation.
- Instigate an investment strategy for the improvement and continuance of the Town Park.
- Enhance leisure and sports facilities for all age groups.
- Encourage the building of a quality hotel and improved family restaurant facilities.

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4.0 A PLACE TO LIVE

The environment in which we live not only has a major impact on the health, welfare and quality of life of residents but also determines how we feel about our community.

4.0 A PLACE TO LIVE

4.1 What is Happening?

4.1.1 The Wiltshire Core Strategy makes provision for about 1920 new dwellings in Warminster over the period 2006–2026. Some of these dwellings have already been built, or have planning permission to be built. In addition, the Core Strategy identifies a strategic site on the west side of Warminster, the West Urban Extension, for the delivery of 900 dwellings during the plan period. The table at the end of this page provides a summary of the housing requirements for Warminster in 2014. This is for background information purposes only.

4.1.2 The majority of housing that will form the West Urban Extension is to be built on land that lies inside the bypass between Victoria Road and Bath Road. Whilst plans for this site have yet to be finalised, the development is expected to include a variety of housing types, a new primary school, other community facilities, recreational areas, and 6 ha of employment land. The Core Strategy also identifies land to the south of Victoria Road. It includes the proposed development site off St Andrews Road as well as other land.

4.1.3 Wiltshire Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) to satisfy government requirements. The SHLAA identifies possible sites that might be developed to meet the need for additional new homes. It includes greenfield and previously developed land that lies both within and outside the existing settlement boundary. Inclusion of a site in the SHLAA merely highlights potential for the land to be developed. Any application would be governed by the existing planning regulations. The SHLAA informs the Housing Site Development Plan Document (DPD), which will review the settlement boundaries to ensure that they are up to date and reflect the emergent plans and other needs of the community.

4.1.4 The Wiltshire Core Strategy, combined with a return of confidence in the housing market, indicate that Warminster is entering a period of growth during which a substantial number of new houses are likely to be built.

4.1.5 This section:

- Considers the principles that should be adopted for new housing.
- Outlines the on-going revision of the settlement boundary.
- Identifies specific policies that should be applied to the West Urban Extension.

Summary of New Housing Requirement (From Wiltshire Council Housing Land Supply Statement, July 2014)

Indicative requirement (2006–2026)	*1920*
Less completions (unconfirmed) (2006–2014)	*504*
Less developable commitments (2014–2026) (see below)	*1099*
Indicative shortfall	*317*

Developable commitments include:

West Urban Extension	*900*
Ashwood Care Centre (opened during 2014)	*82*
Damask Way	*23*
Victoria Road garage site	*18*
Imber Road (United Services Club)	*12*
Other small sites	*64*
Total developable commitment	*1099*

4.2 Principles for New Housing

The box below sets out some of the community's general aspirations for new housing in Warminster. For clarity, its contents do not comprise policy requirements.

Sustainable growth that balances the needs of the whole community.		A growing population not only needs a place to live but also a place of work, community services, adequate retail outlets and leisure facilities. An increase in Warminster's population will have a significant impact on existing facilities and services in the town, which the Town Council would like to see expand to match the growth of the community.
Availability of new housing that helps achieve a balanced and diverse population.		Attainment of a vibrant, healthy community is vital for the long-term well-being of Warminster. It requires a diverse population made up of people of all ages, circumstances and backgrounds. Central to this goal is the need for a mixture of housing types, sizes and affordability that meets their needs.
A spread of new developments around the town to avoid imbalance caused by significant development in any one area.		The evolution of Warminster over the years has generally followed the five main routes into/out of the town. The resultant conurbation is reasonably well spread around the town centre within the limits of the local topography, helping to balance the community and spread the load of traffic. It may help to maintain this equilibrium if future development was, to some extent, spread around the town.
New housing to be appropriately and sympathetically integrated with the existing infrastructure of the town.		New residents need to feel part of the wider community and view Warminster not only as a place to live but also as a place to work and enjoy. This requires new housing to be closely and sympathetically integrated with the rest of the town. New developments are encouraged to follow the 'Building for Life 12' industry standard (see Appendix A.2).
Good urban design that contributes positively to the fabric of the town and helps to preserve its character.		Warminster is an historic market town with a long-standing heritage that is reflected in many of its older buildings. Future developments are encouraged to complement and enhance the existing character of the town whilst recognising its unique form and landscape. The goal is to achieve a high quality environment that not only makes Warminster a place of choice to live but also draws people to the town.
The highest sustainable standards in housing design and construction.		The affordability of new housing is not just about the initial purchase price but includes the annual running and maintenance costs. The Government has provided some indicative standards for the design and construction of new housing in its Code for Sustainable Homes (CSH) (see Appendix A.3). The Town Council encourages new homes and mixed use developments to take these standards into account.
Conservation and enhancement of the local environment, including access to the surrounding countryside and leisure facilities.		The environment in which we live not only has a major impact on the health, welfare and quality of life of residents but also determines how we feel about our community. The local environment is strongly appreciated by Warminster residents and they wish it to be to conserved and enhanced. The conservation and enhancement of Warminster's built environment is one facet. Meanwhile the town has a wealth of green open spaces that provide valuable areas for sport and outdoor recreation. The Town Park and the Smallbrook Meadows nature reserve are particular 'jewels in the crown' that are widely appreciated. They complement the nearness of open countryside and its ease of access.
Encouragement of 'rootedness'.		Rootedness is the desire of new generations to live and work close to their families. It links closely to Warminster both as a place of choice to live and also as a place where people can 'grow' throughout their lives.

4.3 Settlement Boundaries

4.3.1 Existing settlement boundaries across the county were adopted some years ago. Wiltshire Council is therefore carrying out a review to ensure that they reflect recent development as well as satisfying the intent of the Core Strategy. The existing settlement boundary is shown at Appendix A.4. It also identifies present sites on the SHLAA register.

4.4 West Urban Extension

4.4.1 The land identified by the Wiltshire Core Strategy to satisfy strategic housing requirements is shown at Appendix A.5. Development of this area on the projected scale will create a number of specific challenges for Warminster.

Number of houses

4.4.2 Warminster has grown outwards from the centre of town with new development generally taking place along, and infilling between, the five main entrances. The West Urban Extension places a significant number of new dwellings on one side of town. It will therefore impact on the relative balance that exists across the present conurbation.

4.4.3 Warminster supports the principles of the Core Strategy and accepts that consequential growth of the town is inevitable. Residents are passionate however that the loss of a significant greenfield site to accommodate the West Urban Extension should be offset by a quality of development that is sensitive to the local environment and that the number of dwellings should also be limited to that prescribed by the Core Strategy.

Urban design

4.4.4 Warminster is an historic market town with a rich heritage and diversity of buildings. Variety of design is an essential characteristic of the town, but quality and context should not be compromised by new builds. In particular, uniform housing estates that contribute little of value to such ideals must be rigorously avoided.

4.4.5 Good urban design ensures: the quality of a development; its attractiveness to prospective residents; the functionality of the community; and contributes to a feeling of safety. It is achieved by planning the space around and between new homes, including how they sit within a development. It therefore goes beyond the design of individual buildings alone. This Neighbourhood Plan encourages new housing to reflect the Building for Life 12 industry standard, which is endorsed by government for well-designed homes and neighbourhoods.

POLICY L1 – DESIGN

The design and layout of the West Urban Extension and other new developments are encouraged to reflect the principles outlined in the Building for Life 12 industry standard.

Justification:
Good urban design
Quality and sustainability of new homes
Preservation of Warminster's heritage and characteristics
Maintains a quality of life

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5.0 A PLACE TO WORK

For growth to be sustainable, people need to live close to their place of work

Neighbourhood Plan Vision and Scoping Study

5.0 A PLACE TO WORK

5.1 Context

5.1.1 Warminster is a significant employment centre within the community area. Some 220 businesses operate within the centre of the town and an additional 200 or so businesses are located around the rest of the neighbourhood area. The latter tend to be focused on two main employment sites that lie to the north of the town. A small number of additional sites are more centrally placed. Appendix A.6 shows the location of present and planned/future commercial employment areas around the neighbourhood area.

5.2.2 The sustainable growth of Warminster requires people to live close to their place of work. New housing therefore requires new employment opportunities, and proposals to include 6 ha of new employment land within the West Urban Extension will go some way towards satisfying this requirement. However, the identification and allocation of new employment land represents just the first step in the process. There is a commensurate need to attract new businesses into the town that offer a broad spectrum of employment opportunities to satisfy the needs of a growing community.

Meanwhile existing businesses, particularly in the retail and service sector, will benefit from an expanding population besides leading to increased opportunities in this area.

5.2 Employment Aims

The box below sets out some of the community's general aspirations for employment in Warminster. For clarity, its contents do not comprise policy requirements.

To achieve sustainable growth that results in people living close to their place of work.		A growing population not only needs a place to live but also a place of work. There is a particular need to avoid Warminster becoming a 'dormitory town' where residents go elsewhere to access employment and other facilities. Present statistics indicate that the town has more people who travel in excess of 20 km to access their place of employment than the national average. It reflects a current lack of local suitable employment opportunities in the town and its immediate surrounds for the size of the present population.
To sustain a buoyant local economy that creates favourable conditions for existing and new business.		Local businesses, particularly those in the retail and service sector, will benefit from a growing population. A buoyant economy will also serve to attract new businesses to the town besides creating new opportunities.
To attract a diverse range of businesses that offer employment opportunities across a wide range of skill levels.		There is a general absence of high value employment in Warminster. It results in the town having a considerably lower level of higher professional occupations than the national average. Attracting a diverse range of new businesses, particularly those requiring a high skill level, will create a broader range of employment opportunities than currently exists.
To ensure that the main employment sites are readily accessible and reduce traffic in the town centre.		The road layout in the centre of town does not favour heavy lorries and delivery vehicles. Locating the main employment sites on the edge of town where there is easy access to the bypass reduces the related issues. The separation of employment sites from residential areas, where practicable, would avoid unnecessary conflict of interests. The Beech Avenue/Factory Lane site is a case in point.
To separate employment and residential land.		The environment in which we live has a major impact on health, welfare and quality of life. The separation of employment and residential land through good urban design contributes strongly to this sense.
To support an adequate supply of suitable employment land that provides for a diverse range of business requirements.		The requirement for new businesses to find suitable premises can be satisfied in a number of ways. The existing main employment sites (Crusader Park, Warminster Business Park and Woodcock Industrial Estate) are not operating at capacity and, in the case of Crusader Park and the Warminster Business Park, have individual sites that have yet to be developed. The identification of new land for employment provides for significant employment growth whilst allowing new sites to be tailored to satisfy particular needs. Infill sites elsewhere in the town may provide limited scope for particular niche businesses.
To create an environment that attracts new businesses and people to work in the neighbourhood area.		Warminster should aim to be a destination of choice for new businesses and employment. Creating the right environment will foster this ideal.

5.3 Employment Sites

North of Warminster

Crusader Park and Warminster Business Park

5.3.1 A significant portion of existing employment land lies to the northwest of the town centre in the relatively modern Crusader Park and Warminster Business Park which are adjacent to one another. They both have easy access onto the A36T bypass and the national road network via exits onto the B3414.

5.3.2 Neither of these sites is operating at full capacity and both have limited scope for further development within the existing land provision. Their existing infrastructure also caters for further expansion on the northwest side should a future need arise.

West Urban Extension

5.3.3 The West Urban Extension includes a further 6 ha of new employment land on the opposite side of the B3414 from the Warminster and Crusader business parks. Accessing this employment site through residential areas of the new development would not sit comfortably with the anticipated volume of residential traffic. It requires clear separation of residential and employment traffic from the B3414 access point.

East of Warminster

Woodcock Industrial Estate

5.3.4 The Woodcock Industrial Estate lies to the east of the town. It is surrounded by the railway to its north and residential and educational land on the other sides. Access is through residential developments and immediately opposite the very busy Kingdown Secondary School. Its road structure has not been adopted by Wiltshire Council and the land is in multiple ownership. These last two factors have led to the estate becoming run down and in need of urgent upgrade.

Warminster Garrison

5.3.5 The Warminster Garrison also lies on the east side of the town and has two main components.

- The main site, which lies to the northeast of the railway line, is accessed from the A36T via the unclassified Westbury Road and through the constricted residential areas of Copheap Lane and Imber Road. It encompasses an area known as the 'ABRO site' which includes extensive workshop facilities.
- Battlesbury Barracks lies to the east of Woodcock Industrial Estate. This site is listed on the Strategic Housing Land Availability Assessment register but is also an active operational army base.

Other employment sites

5.3.6 Excluding retail, a number of other employment sites exist in various locations around the town including:

- The Lyons Seafood complex on Fairfield Road.
- The Northlands Industrial Estate and Shanleys yard off Copheap Lane.
- The small and tightly constrained industrial site at Beech Avenue/Factory Lane which lies in the Sambourne residential area. This site has poor commercial vehicle access.
- The Borehill Farm biodigester at the intersection of Deverill Road with the bypass. This area also forms part of SHLAA site 1032.
- The Maltings in Pound Street.

5.4 Employment Policy

5.4.1 For existing sites, Core Policy (CP) 35 of the Wiltshire Core Strategy seeks to protect the most sustainable and valued employment areas. Applied to Warminster, it contributes to maximisation of local employment opportunities. It does not preclude alternative use of brownfield sites. However, any change of use must satisfy defined criteria.

5.4.2 Evolution of Warminster over the years has resulted in a number of employment sites that are now surrounded by residential land. These sites have varying utilisation and quality of infrastructure and in some circumstances have relatively poor access for HGV and commercial vehicles. This Neighbourhood Plan recognises that a change in use of such sites might enable existing businesses to relocate to other appropriate sites within the neighbourhood area.

POLICY W1 – EXISTING EMPLOYMENT SITES

Existing employment sites should be retained and their enhancement will be supported. On existing sites, new 'start-up' businesses and the expansion of existing businesses will be supported.

Justification:
Encourage new/start-up businesses
Increased employment opportunities
Access constraints to sites that make them better suited for housing
Encourages spread of housing development across the town
Supports CP35 of Wiltshire Core Strategy

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6.0 A PLACE TO ENJOY

The vision for Warminster emphasises the need to develop a strong sense of community backed by a good range of activities. The desire is for residents to have a 'feel good factor' about the place in which they live.

6.0 A PLACE TO ENJOY

6.0.1 The vision for Warminster emphasises the need to develop a strong sense of community backed by a good range of activities. The desire is for residents to have a 'feelgood factor' about the place in which they live. Their enjoyment of the town will promote: their own well-being, a sense of belonging, and encourage them to take advantage of what is on offer locally rather than going elsewhere.

6.0.2 'Enjoyment' in the broadest sense takes many forms. It is not just about the availability of sports and leisure facilities, good community services, and cultural activities. It extends into: the environment; access to the countryside; the vibrancy of the town centre; health and well-being; and a sense of safety.

6.0.3 Warminster has a diverse range of leisure and sports facilities for residents and visitors to enjoy as shown in Appendix A.7. However, consultation indicates a number of shortcomings, particularly in relation to youth-based activities. Essential community services, including education and health care, are also stretched. Such facilities therefore need to be expanded to cater for a growing population. The variety of the offering should also be increased to reach across the needs and aspirations of the whole community.

6.0.4 This section of the Plan considers what is required for residents and visitors to 'enjoy' Warminster before addressing:

- Leisure and recreational space
- Sports facilities
- Cultural facilities
- Community services including health and education
- The environment

6.1 What is Necessary to Enjoy Warminster?

The box below sets out some of the community's general aspirations for life in Warminster. For clarity, its contents do not comprise policy requirements.

Amenities		Leisure takes many forms, and every individual has different interests. Warminster needs a broad and diverse range of leisure, sport and community facilities that appeal to, and cater for, the needs of as wide a segment of the local population as possible. Sports amenities need modern changing facilities, and a place to shelter in poor weather.
Accessibility		Leisure facilities need to be easily accessible for all members of the community. This should include clear signage and sufficient parking where appropriate, as well as safe access for pedestrians and cyclists.
Quality of provision		Leisure facilities should be of high quality, well maintained and safe for users.
Environment		Leisure facilities need to be attractive to users not only in the facilities that they offer but also in terms of their sensitivity to their environment. Where appropriate they should contribute to biodiversity and wildlife.
Fun		The aim is for people to enjoy living in Warminster and all that it has to offer. A positive sense of well-being will contribute to a happy community at ease with itself.

6.1.1 Community facilities, including leisure and sports amenities, need to be improved and expanded to satisfy the requirements of a growing population. Developers' plans may include an element of such provision in certain circumstances, particularly for larger developments. However, new housing will have an impact on the wider community beyond the development site.

6.1.2 The Town and Country Planning Act 1990 recognises that the broader consequences of new developments need to be provided for. Mechanisms include Section 106 agreements, sometimes referred to as 'developer contributions', or a Community Infrastructure Levy (CIL), which is paid by the developer.

Community Action:

The Town Council will seek to ensure that CIL/Section 106 monies contribute to the expansion/modernisation of existing sports, club and community facilities and also the creation of new amenities.

6.2 Leisure and Recreational Space

6.2.1 Leisure and recreational pursuits are ever more important elements of our lives. They include an increasing emphasis on healthy and active living. Warminster on the other hand has suffered from an uneven and inadequate development of recreational opportunities over the years. Moreover, there is a largely uncoordinated approach to securing further funding or facilities. Adequate recreational provision must be made to support the needs and aspirations of our present and growing population.

Our leisure aims

6.2.2 This Neighbourhood Plan has the following specific aims relating to leisure and recreational space:

- To ensuring that everyone has access to high quality, open spaces, and leisure facilities that are well maintained and managed.
- To provide for a diverse range of leisure activities that appeal to local residents and attract others to the town.
- To enhance the provision of youth-related activities, particularly those which contribute positively to health and well-being.
- To conserve existing resources, including recreational green spaces, and allocate new areas to meet current shortfalls and the needs of a growing population.
- To protect and enhance the Town Park and Smallbrook Meadows. These areas should become a recreational focus for residents within the town centre.
- To enhance access to the countryside.

Achieving our leisure aims

6.2.3 Warminster has a multitude of leisure opportunities from open spaces such as the Town Park to a broad range of clubs and activities that operate in the local area. Related facilities include:

- Smallbrook Meadows nature reserve.
- The Town Park with its various facilities including: tennis courts, play areas, mini-golf, skate park and others.
- Allotments.
- Easy access to the countryside.
- Various playgrounds around the town.
- A range of pubs, bars, cafes and coffee houses for meeting people and socialising.
- A variety of community facilities where clubs and activity groups meet.
- Community Orchard (Yeates Field).

6.2.4 Conversely, Warminster lacks any leisure attractions such as ten pin bowling that act as destinations in their own right. It is a shortfall however in youth-related amenities that has received most comments during the consultation process. Specific recreational-related aspirations include:

- The development of a cycle pump track as part of the Town Park (Warminster Cycling Club).
- An outdoor table tennis area (Warminster Table Tennis Club).
- Improved children's play areas including upgrading of the paddling pool in the Town Park.
- The development of a fitness circuit within the Town Park.
- New amenity spaces and playgrounds as part of new developments.
- Upgrading and maintenance of the tennis courts and multi games area within the Town Park.
- Sports facilities with all weather and floodlight facilities.
- Allotments.

Our leisure policies

POLICY E1 – EXISTING LEISURE FACILITIES

New developments shall not be supported where existing playing fields, play spaces and other recreational land, whether publicly or privately owned, are lost unless:

- the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location within the Neighbourhood Area; or
- the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

Justification:
Health and well-being of the person
Sense of community
Leisure provision

POLICY E2 – NEW LEISURE FACILITIES

Major developments in Warminster shall include provision of, or a contribution towards, playground areas and green amenity spaces.

Justification:
Health and well-being
Sense of community

POLICY E3 – YOUTH-RELATED AMENITIES

The following development will be supported:

- Enhancement of skate park facilities in the Town Park.
- Development of a cycle pump track adjacent to the Town Park
- Improvements to the scout hut in the Town Park.
- Reinstatement of BMX cycle track in vicinity of Dorothy Walk/Portway for local use.

Justification:
Health and well-being
Youth-related facilities
Leisure provision

6.3 Sports Facilities

6.3.1 Warminster has a range of established and well-used facilities that cater for most major sports including amongst others:

- Warminster Cricket Club
- Warminster Football Club
- Warminster Rugby club
- Highbury Youth Football Club
- Kingdown School Leisure Centre and swimming pool
- West Wilts Golf Club
- West Wilts Hockey Club
- Warminster Bowling Club

6.3.2 A number of the related facilities are limited either in their scope for the number of teams that are fielded or in the adequacy of what they provide.

- The Highbury Youth Football Club has over 400 members yet has very limited facilities on Woodcock Road. Teams therefore have to access a variety of sites around the wider community area to meet their needs, creating significant organisational and transport difficulties.
- The West Wilts Hockey Club with over 240 junior and senior members requires access to two astro turf pitches with flood lighting.
- Warminster Cricket Club requires a new club house and modernised changing facilities.
- Warminster Rugby Club is short of pitches for the number of teams that are fielded and requires flood lighting.
- The Kingdown School Leisure Centre provides for a wide range of sporting activities including, squash, badminton, five-a-side football, gymnastics, hockey and trampolining. However, the amenities are dated and some elements may be better suited to the new campus. More facilities of this type will be required to support the increase in population.

6.4 Cultural Facilities

6.4.1 Warminster offers a variety of intellectual and artistic activity which falls under the cultural 'umbrella', including:

- The Athenaeum Centre features a diverse programme of events throughout the year.
- The Civic Centre offers excellent facilities for cultural events.
- The churches and the library host a variety of events.
- A biennial festival complements the other cultural activity around the town.
- Music in pubs and other venues.
- The library museum.

6.4.2 Notwithstanding the above, culture in Warminster is limited and, to a large extent, driven by local talent. Its offering also tends to favour the older generations with few attractions for the town's youth. An improved offering exists further afield in Bath, Salisbury and Bristol, amongst other centres, mostly due to the commercial nature of the venues. The lack of a local cinema is frequently cited as a particular shortcoming despite the regular films shown in both the Athenaeum and Civic Centres.

Do we need new cultural facilities?

6.4.3 Cultural facilities were ranked the least positive attribute of Warminster by the Town Users' Survey conducted as part of benchmarking during 2014. However, with few specific suggestions about what is required to rectify this shortcoming, the first step is to make the best of what is already on offer and to widen its appeal. Events such as 'Inspire' represent excellent initiatives that help in this regard.

6.4.4 The aspiration of elements of the community to have a local cinema is well understood but may be unrealistic. The recent opening of a new cinema complex in Trowbridge, and with development plans for a second complex in progress, such attractions are reasonably accessible, albeit not in Warminster. It does not preclude, however, extending the film club offering in the Athenaeum Centre to include for example the screening of films with youth appeal during school holidays and at weekends. Absorbing the youth development facility adjacent to the Athenaeum into the Centre also offers a potential 'win–win' scenario for both entities by allowing the optimised use of the combined space.

POLICY E4 – ATHENAEUM CENTRE

The integration of the old youth centre building with the Athenaeum Centre to create an enlarged amenity for arts and cultural activities suitable for all age groups will be supported.

Justification:
Optimises use of available land/buildings
Enhances existing youth-related facilities
Increases space for cultural activities.

6.4.5 Meanwhile the present museum display is limited and yet the town and its surrounding area are rich in history. The privately operated Dents Glove Museum and the military garrison's collection of small arms suggest there is significant 'untapped' local potential in such regards. More could also be made of the town's proximity to Salisbury Plain including its archaeology, flora and fauna, military connections, and the village of Imber. It highlights the need for enhanced, dedicated museum facilities that better showcase the town and its surrounding area.

6.4.6 Whilst the present museum offering requires improvement, the library was judged during consultation to be a particularly strong community asset. Enhancement of this facility is therefore widely supported.

Community Action:

The Town Council recognises the need for museum and library facilities and will work with other parties to support the provision of enhanced and dedicated museum and library facilities.

6.5 Community Services and Facilities

6.5.1 Heath care provision, and particularly the waiting time to see a doctor, was one of the most significant concerns raised during consultation. It was also widely perceived that this issue would be exacerbated by growth of the town's population. Expansion of the surgery facilities is therefore judged to be an essential requirement, particularly given that Smallbrook Surgery is operating from a temporary facility to the rear of the Community Hospital.

6.5.2 Health care provision covers many additional facets, the provision of which is determined by the NHS Clinical Commissioning Group. Whilst such aspects do not therefore fall within the ambit of this Plan, local residents feel strongly that they must be able to readily access the wider aspects of health care provision that are pertinent to their needs. The continued existence of a Community Hospital is perceived by many to be central to this requirement. This accessibility requires that future health care provision should continue to be located in the neighbourhood area.

6.5.3 The two dental practices within the town attracted less comment during consultation. Both offer private practice and limited NHS places. The latter results in residents having to seek out NHS places elsewhere with some travelling to Frome, Shaftesbury and other centres that meet their needs. It highlights a shortfall of NHS places within Warminster, a situation that will get worse as the town's population continues to grow, unless more NHS places are made available.

Community Action:

The Town Council will work to encourage the provision of enhanced health care facilities, to meet the needs of a growing population, in the neighbourhood area.

6.6 The Environment

6.6.1 The environment determines how we feel about our community. By conserving and enhancing what we have already got, shoppers will be encouraged to linger in the town centre and residents will be attracted to spend their leisure hours in the local area. Our goal is for Warminster to be a destination of choice where people positively want to live, work, shop and visit.

Aims for the Environment

6.6.2 Our aims for the environment are:

- To make the best of the town's landscape, including its buildings of architectural and historical significance.
- To capitalise on the town's setting on the edge of Salisbury Plain, and its surrounding Iron Age hill forts.
- To protect the Warminster and Boreham Road Conservation Areas.
- To remove 'eyesores' in the town that adversely impact upon the environment.
- To improve East Street where the environment creates a poor initial impression for visitors.
- To open up the vista of the town park from Weymouth Street.
- To enhance the public realm in the town including the main pedestrian routes.
- To enhance the quality of the entrances into town, which give motorists their initial impression of Warminster.

Achieving our aims

6.6.3 The Town Plan focuses on the centre of Warminster and offers a wide range of measures to improve the environment. Some aspects have already been addressed, for example conversion of the old Dents' site to Waitrose; many have not.

6.6.4 Away from the town centre, Warminster has evolved over the years with a variety of building styles that reflect the vogue at the time of each expansion. Buildings of historical interest are interspersed with later developments in a generally harmonious blend. Most housing away from the town centre is classed as 'low density'.

6.6.5 New developments need to similarly mix with existing housing stock in a harmonious way. They need to contribute to and enhance the surrounding environment as far as possible. There are particular needs:

- For developments to 'sit comfortably' within the surrounding landscape.
- To preserve Warminster's context in the local landscape by maintaining sightlines to the edge of Salisbury Plain and surrounding key features.
- For developments to include green, open spaces that enhance the immediate neighbourhood.
- To enhance both the natural environment and the biodiversity of the neighbourhood area.

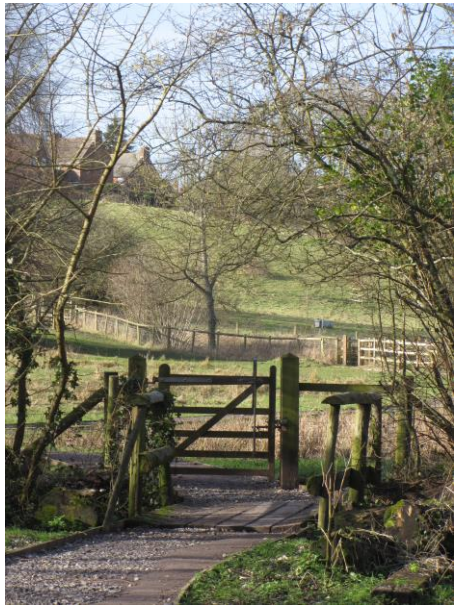
Community Action:

The Town Council will seek to improve the public realm around town centre car parks and encourage the extension of town centre improvements along East Street.

POLICY E5 – SURROUNDING ENVIRONMENT

- New developments should respect local character. The provision of green space that enhances its surroundings will be supported. Improvements to the natural environment, green space and biodiversity will be supported.

Justification:
Environment
Conservation and enhancement of Warminster's character and heritage
'Feelgood factor' of residents



6.6.6 There is a parallel need to protect and enhance existing open, green spaces around the neighbourhood area that are of particular importance to the local community and contribute to its leisure aims. This includes those areas that should be formally designated as Local Green Space (LGS), namely:

- Folly Lane Rehobath
- Tynings Allotments

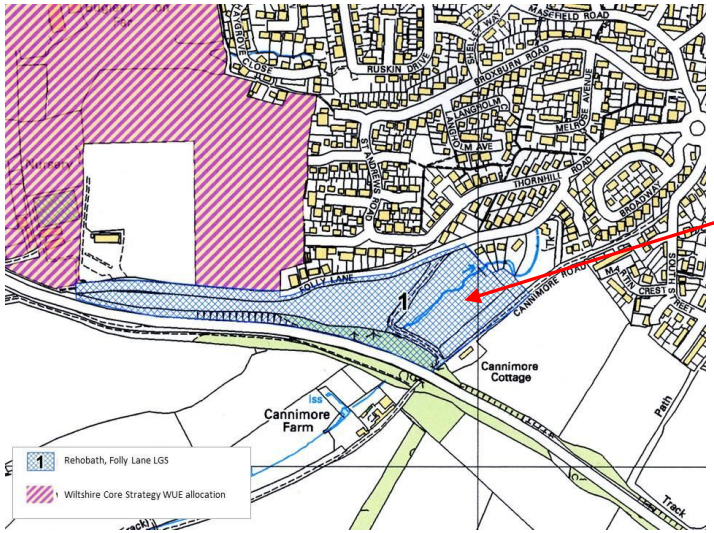
Appendix A.8 provides details on each of these sites. It additionally includes justification for their designation as LGS.

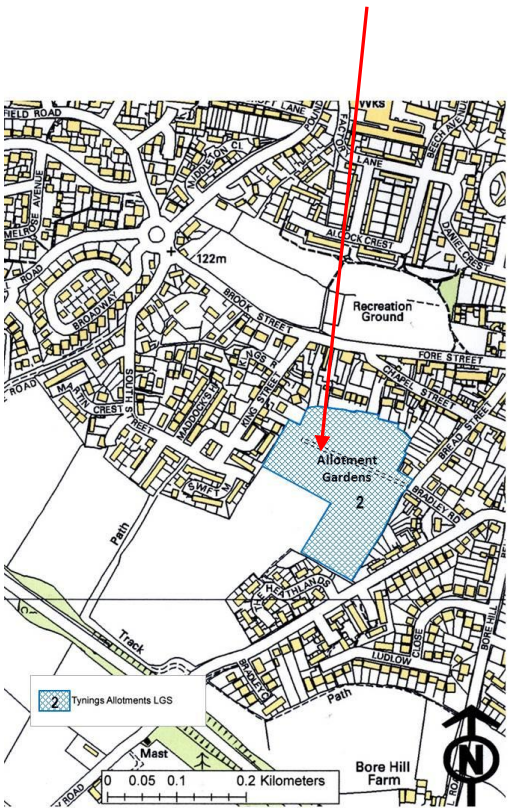
POLICY E6 – DESIGNATION OF LOCAL GREEN SPACES

The two following sites are designated as Local Green Space, where no development will take place other than in very special circumstances:

- Folly Lane Rehobath
- Tynings Allotments

Justification:
Environment
Biodiversity
'Feelgood factor' of residents
Well-being





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7.0 TOWN CENTRE

Warminster should aim to be a destination of choice for residents, businesses and visitors. Users of the town centre need to like what they see and be left with a feeling that they wish to return.

7.0 TOWN CENTRE

7.1 What is Happening?

7.1.1 Warminster lacked for many years a formal view of how it wished to develop. It meant that development in the town centre tended to be haphazard in nature and driven by external bodies. The advent of the Unitary Authority in Wiltshire further meant that Warminster would be competing with some twenty other towns in the county for scarce financial resource. Warminster therefore set about producing its own Town Plan which was published in 2012. It provides a template for development of the town centre.

7.1.2 Work on the Town Plan began as the country entered a deep recession when many retail businesses struggled to survive. The subsequent recovery has been welcome but the recession together with improving technology and changing shopping habits have conspired to change the retail landscape. It requires town centres to evolve into a place where people go to engage with other people in our communities, and where shopping is just one small part of a rich mix of activities.

7.1.3 This change in attitude does not alter the broad conclusions of the Warminster Town Plan. However, benchmarking of the town centre over the last four years combined with the development of a Master Retail Plan help to inform the desired changes that are highlighted in this section.

7.1.4 A number of other changes have taken place or are in the process of being considered. For example, redevelopment of the old Dents' site to include a new Waitrose store, as endorsed by the Town Plan, has now been implemented. Meanwhile Wiltshire Council's plan to draw a range of community facilities into a 'campus' in the vicinity of the Central Car Park has been put on hold whilst other options for regeneration of this area are considered. Associated remodelling of this large site may help to better meet the needs of an enlarged community.

7.1.5 This section considers what we want for our town centre before drawing the various threads together. It then offers specific proposals in relation to the town centre, and the area around the Central Car Park. In so doing it builds on the recommendations contained in the Town Plan and conforms to the related ideals.

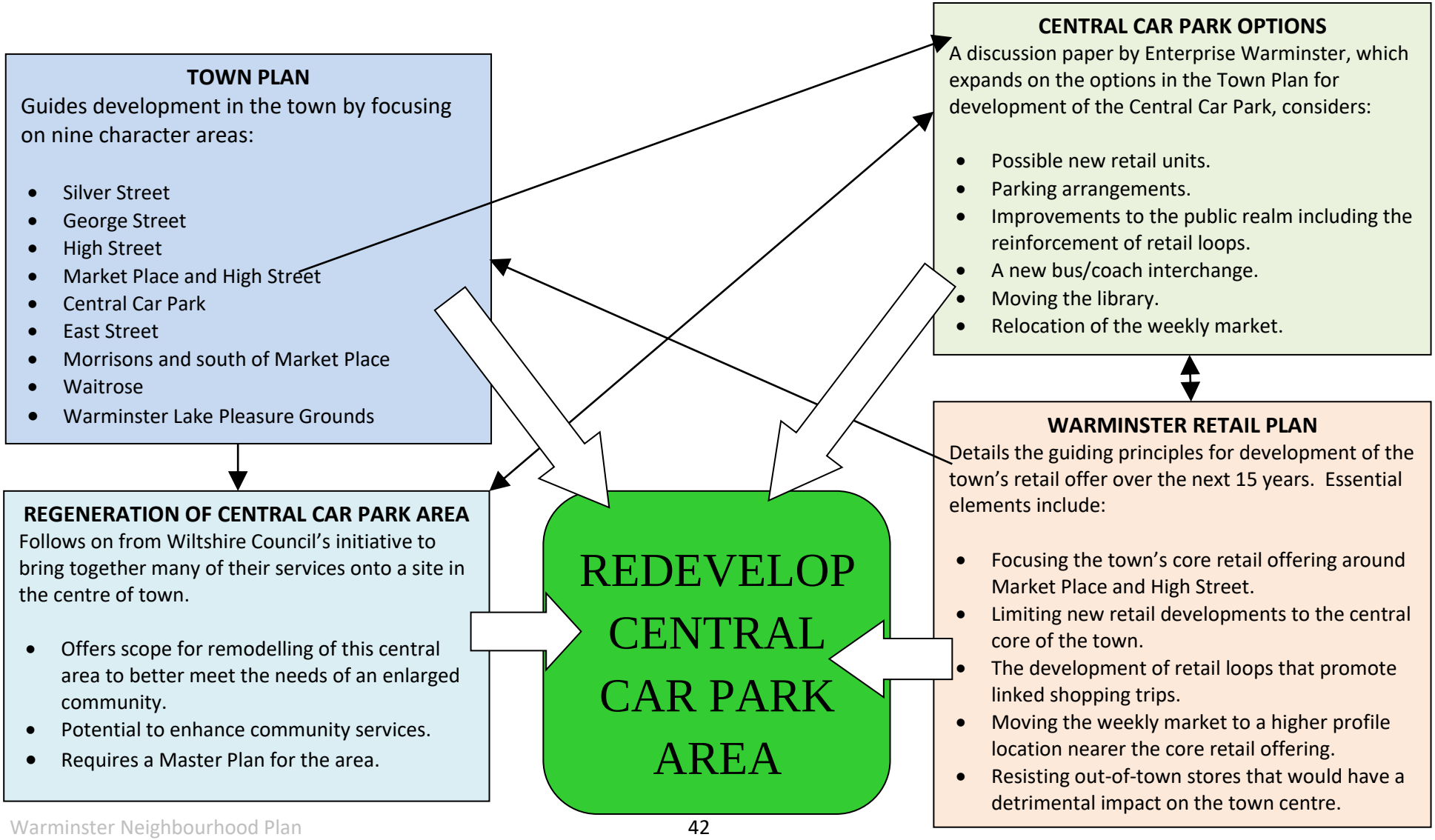
7.2 What Do We Want for our Town Centre?

The box below sets out the community's aspirations for Warminster town centre. For clarity, its contents do not comprise policy requirements.

A thriving centre with a range of shops, services and community/leisure facilities that meet the needs of the local community.		Warminster should be a destination of choice for residents, businesses and visitors. Users of the town centre need to like what they see and be left with a feeling that they wish to return. Retail and services should seek to satisfy as far as possible the day-to-day needs of a growing town and the community area. The town needs to capture in particular the spending power of the growing population to ensure that the local economy continues to grow, thereby creating a well-to-do feeling that helps to ensure its vibrancy.
A town centre that is easily accessible to residents, businesses and visitors.		New housing developments need to be closely integrated with the rest of Warminster's infrastructure, allowing ease of access to the town centre in particular for pedestrians, cyclists, users of public transport and motorists. It will help to ensure that residents choose to access local shops and businesses rather than travelling to other centres. Once in the town centre, people need to be able to get around easily and safely. It requires a network of good paths and cycle ways. These should contribute where possible to the development of retail loops which promote linked shopping trips.
An attractive and appealing environment.		Warminster needs to have a clean, pleasant and appealing environment if it is to attract residents, visitors and businesses into the town centre. It requires making the best of what the town has to offer. Eyesores and other detractors should be eliminated to thereby enhance the street scene. With many historic buildings in the town centre, Warminster has its own unique character and much to capitalise upon. New paving along High Street and Market Place combined with a number of smart business premises have helped to improve the public realm in these areas, but the environment in other parts of the town centre is less appealing and offers little cause for people to linger.
A sustainable shopping centre that builds on Warminster's heritage as a market town.		Warminster's economy needs to grow if it is to avoid stagnation and losing out to other more competitive centres. The town centre therefore has to adapt to ensure long term sustainability. It needs in particular to become a destination of choice where shopping is one small part of a rich mix of activities including socialising, culture, health, wellbeing, creativity and learning. It should become a quality place where people go to engage with other people in the community, and to gain access to facilities not available on the Internet. As the town centre seeks to change, it should not lose sight of its heritage as a market town at the centre of a sizeable community area. It needs to build on this characteristic if it is to serve the needs and aspirations of residents and those who live in the surrounding area.
Implementation of the Town Plan		The Town Plan puts forward far-reaching measures that are intended to shape the town centre for present and future generations. Not only should new developments be informed by the associated proposals, but enhancements to the public realm need to be sought. Implementation of the Town Plan will help to achieve these goals.

7.3 Drawing the 'Threads' Together

All initiatives relating to the town centre point to redevelopment of the Central Car Park. Remodelling this area therefore represents the single greatest opportunity to meet the needs of a growing community whilst satisfying the above criteria.



7.4 What Do We Want for the Area of the Central Car Park?

7.4.1 The above initiatives highlight many of the key features required in this area. They are consistent with the Town Plan and include:

- Simplification of the present parking arrangements and layout.
- Improving the public realm, including the provision of safe pedestrian routes to the facilities that surround this area including, the Avenue School, the Avenue Surgery, the coach stands, the railway station, North Row, and The Avenue.
- Strengthening of the pedestrian links from the Three Horseshoes Walk to the Cornmarket to create a strong retail loop.
- Remodelling the Warminster Community Hub site to include new retail units that reinforce the above retail loop.
- Remodelling the site of the old police houses on Station Road, including the service yard to the rear of the buildings, as part of a regeneration plan for the area.
- The introduction of a pedestrian link from the end of the Cornmarket through to the Waitrose entrance on Station Road to encourage linked shopping trips.

- Relocation of the weekly market to adjoin the strengthened pedestrian link between the Three Horseshoes Walk and the Cornmarket. This area should form part of an open piazza type arrangement.
- Moving the present coach/bus stands in the Central Car Park to a new facility adjacent to Station Road and close to the railway station.

7.4.2 The nub of these proposals is to remodel the area so that existing facilities are enhanced and new facilities are incorporated that meet the needs of an enlarged community. The provision of sufficient car parking remains a key element.

7.4.3 The size of the area and the opportunity that it represents are significant. It requires the development of a Master Plan to ensure that any consequential change is consistent with the wider needs and aspirations of the community.

Community Action:

The Town Council will seek to support measures that:

1. Introduce clear pedestrian walkways to improve access across car park to peripheral amenities.
2. Introduce strong continuous pedestrian link between Three Horseshoes Walk and Cornmarket.
3. Introduce pedestrian link between Cornmarket and Station Road.
4. Introduce a single management regime for all cars parking in the area.
5. Remodel car parking areas to simplify layout and enhance public realm.
6. Move bus/coach stands to a new amenity with direct access off Station Road.

Community Action:

The Town Council will work with other parties to seek to move the weekly market to a more prominent, appropriate location.

7.5 Central Car Park Policy

POLICY TC1 – TOWN CENTRE REGENERATION

The regeneration of the town centre, including the area of the Central Car Park and the site of the old police houses along with their service yard, will be supported.

Justification:
Wiltshire Council initiative
Revitalisation of town centre
Aids economic regeneration of surrounding area
Makes best use of central site in support of an expanded population.

7.6 Rest of Town Centre

Community Action:

The Town Council will seek to promote the upgrading of the pedestrian link between the Western Car Park and High Street, and promote works that improve the traffic flow, access and appearance of East Street.

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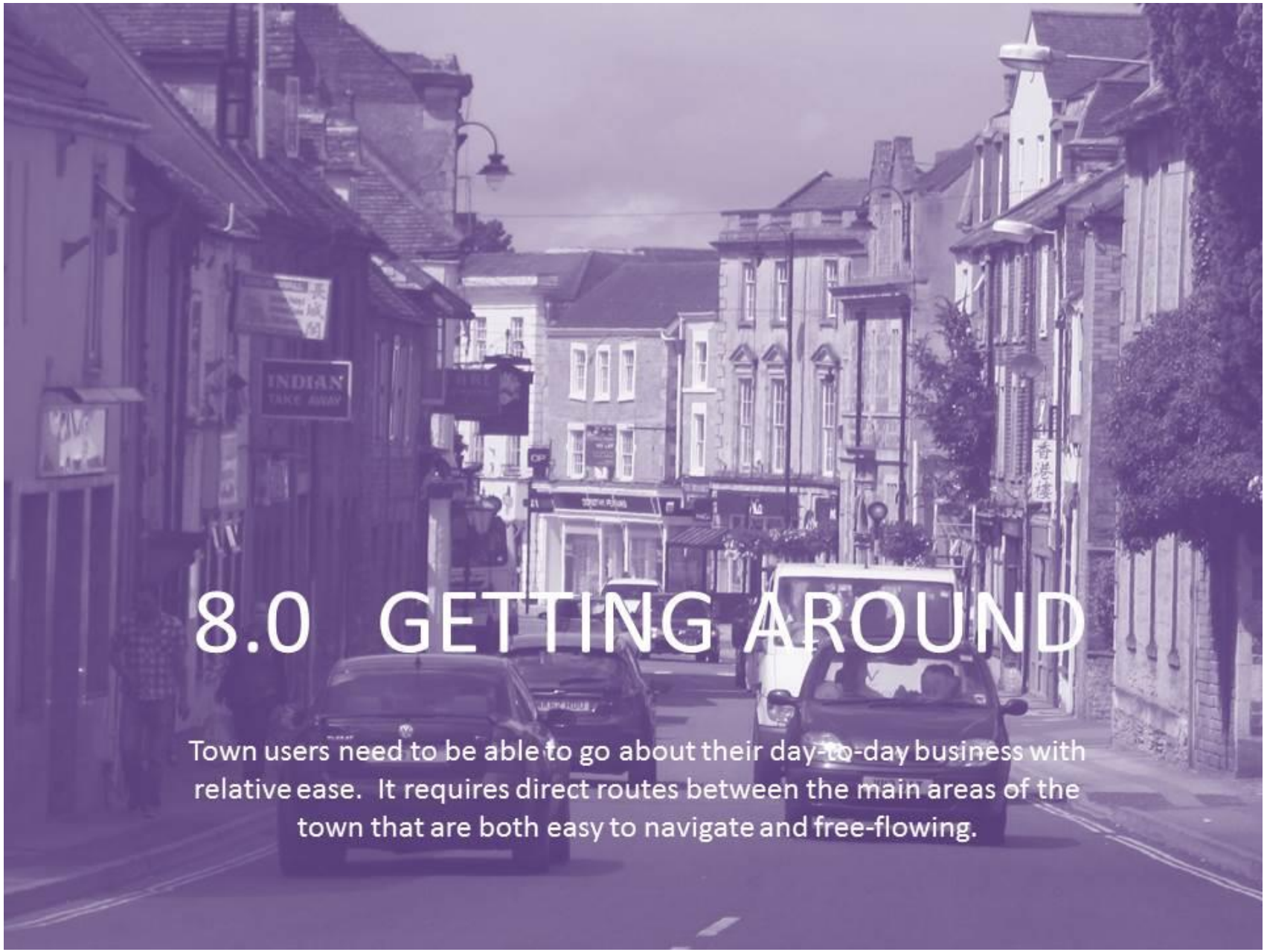


8.0 GETTING AROUND

Town users need to be able to go about their day-to-day business with relative ease. It requires direct routes between the main areas of the town that are both easy to navigate and free-flowing.

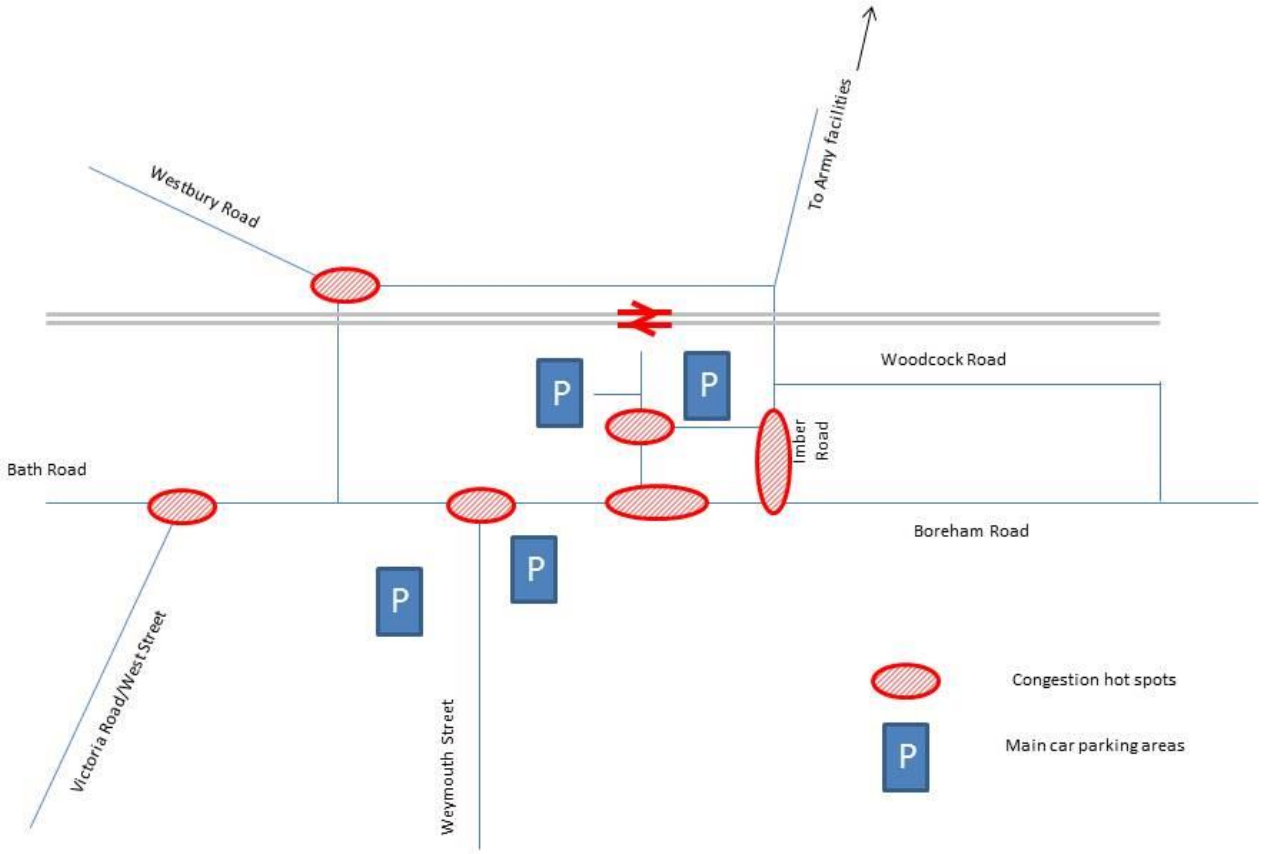
8.0 GETTING AROUND

8.1 Context

8.1.1 Warminster initially developed along the five main routes into/out of the town centre. This was followed by infill housing between these 'fingers' to create the present conurbation. Meanwhile the town centre has a linear high street with Copheap Lane providing the only other east–west route. It results in a cross-town traffic problem which is exacerbated by the presence on the east side of town of both the sole secondary school – Kingdown – and also the army garrison, which serves as one of the largest employers in the immediate area.

8.1.2 Resultant traffic issues received the greatest number of comments during the consultation process. They highlight the fragility of the present road infrastructure both into and through the town centre.

8.1.3 Whilst the majority of people accessing the town travel by car, benchmarking indicates that 31% walk into the centre, a further 12% arrive by public transport and 4% use a bicycle. These figures highlight the importance of alternative means of getting around.



8.2 What Factors are Important for Getting Around?

The box below sets out some of the community's general aspirations for getting around in Warminster. For clarity, its contents do not comprise policy requirements.

A system of easily navigable roads		Residents and businesses need easy access to the centre of Warminster and elsewhere around town. Without good communication links, residents are likely to go elsewhere in satisfaction of their day-to-day needs, particularly for those living on the edge of town where they are close to the bypass. Up-to-date signage is also essential to assist visitors and newcomers who may be less familiar with the town's layout.
Low congestion		Congestion can be an indicator of a popular destination. However, a balance needs to be struck. We positively want to promote the town centre as a destination of choice for local residents and visitors alike and do not want them discouraged by high volumes of slow moving traffic. It requires bottlenecks to be minimised so far as possible, although there is a parallel need to curb excessive traffic speed.
Sufficient parking in the right place		As a market town with a large hinterland, the car is an essential means of getting around for many residents in the wider community area. It necessitates an adequate supply of conveniently placed parking places in the town centre. Such parking needs to cater for both the casual visitor and those who work in the immediate vicinity. The aim should be to minimise displaced parking around the periphery of the town centre where it can hinder free traffic flow and add to congestion.
Good public transport		Good public transport links around town and to local villages will promote sustainable forms of transport and help to reduce the volume of traffic on our roads. The level and frequency of services need to support both the daytime and evening economies of the town centre. Bus and rail travel should be closely integrated.
A good network of cycle ways		A good network of safe cycle ways around town will encourage residents to use the bicycle as an alternative means of getting around as well as for leisure. Routes should avoid traffic lanes where possible, connect to national cycle routes and allow ready access to local sites of interest.
Good pedestrian links		Safe pedestrian routes around town should join all of the main retail and service areas. The creation in particular of retail loops will promote linked shopping trips.
Access to the countryside		Residents appreciate that they have good access to the countryside and wish to see such links further enhanced.

8.3 What are the Issues?

8.3.1 As Warminster continues to grow, there is a need to decide on how the various communications links should also evolve, whether public transport, cycle ways, footpaths, or public roads.

Ease of access

8.3.2 The main access routes into the town centre are of varying quality. East Street acts as a bottleneck for traffic accessing the town from Boreham Road. Meanwhile West Street is congested with residential, on-street parking which impedes traffic entering the town from Victoria Road. Other constrictions exist, most notably along Imber Road, at the Copheap Lane/Westbury Road junction, and the obelisk junction.

Connectivity

8.3.3 Benchmarking indicates that a significant portion of motorists visiting the town centre use the Central Car Park which, in turn, is surrounded by a number of key amenities. Traffic in this area and utilisation of the car park will increase with growth in the local population.

8.3.4 The sole road access into this area is off Station Road, which adds to the cross-town traffic problem, increasing in turn the volume of traffic using the Market Place/Station Road/ East Street junction. It highlights the need for regeneration of the Central Car Park area to be supported by a traffic management plan.

Car parking

8.3.5 The ease and appropriate location of relatively short-term parking has a direct effect on the viability of the town centre. Car parks should be easily accessible on each side of town to reduce cross-town traffic so far as possible.

8.3.6 Benchmarking indicates that Warminster currently has sufficient parking to meet its needs, albeit there is significant variation in the utilisation of different parking areas. Caution is required, however, since the requirement for car parking will increase as the town continues to grow. Any significant development of existing parking areas therefore needs to ensure that the overall availability of car parking is not adversely affected.

Public transport

8.3.7 The need to closely integrate the different forms of public transport is noted in the Town Plan. It advocates the building of a new bus/coach stand in place of the old police houses nearest to the station. This would:

- Create a strong public transport interchange close to the railway station thereby contributing to sustainable, integrated forms of transport. It also aligns with Wiltshire Council's initiative to improve railway links.
- Provide a basis for enhanced bus service provision within the town.
- Encourage greater use of public transport by improving facilities for users.
- Separate this public transport hub from areas of the car park accessed by private vehicles; it would thereby create a less hostile pedestrian environment for users.
- Maximise potential for redevelopment of the Central Car Park area.

Cycle routes

8.3.8 Besides offering an alternative means of getting around Warminster, cycleways encourage a healthy lifestyle and well-being.

8.3.9 Warminster already has a number of recognised cycleways/lanes but they are not interlinked. Whilst some improvements have been introduced in recent years, further improvements in the cycling infrastructure are required. Key elements are the need for:

- A safe circular route that joins new developments, including the West Urban Extension with the centre of town, the main employment sites including Crusader Park and the Woodcock Estate, and on to Kingdown School.

- A recognised route to the south of the town centre which runs through the Town Park and connects Kingdown with the southern conurbation.
- Improved connectivity with National Route 24.

Appendix A.9 shows the existing and proposed cycle routes around Warminster.

Pedestrian links and footpaths

8.3.10 The Town Users' Survey carried out as part of benchmarking during 2014 indicates that some 31% of people access the town centre on foot. It highlights the need for a comprehensive network of footpaths and pedestrian links that:

- Connect the main housing areas with the town centre.
- Provide safe routes around the centre of town that not only join the main services and amenities but also reinforce the various retail loops.

8.3.11 Close integration of the West Urban Extension with the centre of Warminster represents a particular challenge. It requires strong, clearly defined, well lit and direct pedestrian links into the centre of town that promote their use. The same will equally apply for other new, significant developments.

8.3.12 Meanwhile the Town Plan highlights the need for a number of specific improvements around the town centre:

- The Central Car Park area is noted as representing 'a hostile pedestrian environment' and yet it is surrounded by a number of key services and facilities including the: Avenue School, Avenue Surgery, Warminster Hospital, Library, and the coach/bus stands. It also provides a key access route through to the railway station from the town centre.
- The alleyway from the Western Car Park through to the High Street requires upgrading.
- A strong pedestrian link needs to be introduced between the Central Car Park end of Three Horseshoes Walk and the Cornmarket to help create/reinforce this key retail loop.
- A pedestrian link needs to be introduced between the end of the Cornmarket and the entrance to the Waitrose site on Station Road to promote linked shopping trips.

Access to the countryside

8.3.13 Nestled on the western edge of Salisbury Plain, Warminster is surrounded by a number of Iron Age hill forts and sits alongside the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

With plenty of good walks in the local area, and places to visit on bicycle, good routes that enhance access to the countryside will promote the health and well-being of the town's population.

8.3.14 Warminster generally enjoys good access to the countryside. However, as the conurbation spreads out towards the bypass, and is increasingly constrained by it, particularly on the western side of town, there is a need to ensure that existing pedestrian and cycle routes are not compromised. Similarly, new developments should not just be 'inward looking' to the town centre but should also 'look outwards' and facilitate entry to the countryside for new residents that is safe and fully accessible.

Community Action:

The Town Council will seek to promote the creation of new cycle routes, as identified in Appendix A.9.

8.4 Getting Around – Policies

POLICY GA1 – CENTRAL CAR PARK

The regeneration of the Central Car Park area and any other development that generates significant amounts of movement will be required to provide a Travel Plan.

Justification:
Address resultant traffic issues
Enhance present traffic flow and reduce congestion
Reduce cross-town traffic

POLICY GA2 – WEST URBAN EXTENSION INTEGRATION

The provision of well-lit dual pedestrian and cycle paths from the West Urban Extension to the surrounding road network, particularly Grovelands, Victoria Road and Bath Road, will be supported.

Justification:
Enhanced integration of new development
Improved pedestrian/cyclist connectivity
Promotes alternative means of accessing town centre
Health and well-being

POLICY GA3 – PEDESTRIAN LINKS

The improvement of pedestrian access within the town centre will be supported.

Justification:
Town Plan
Improved pedestrian access
Town centre environment

POLICY GA4 – RIGHTS OF WAY

Public rights of way will be protected and their enhancement will be supported. Improvements to pedestrian and cycle access to the countryside will be supported.

Justification:
Improved access to countryside
Health and well-being
Enhanced leisure options

9.0 DELIVERING THE PLAN

We should take control of our destiny and make Warminster the place of choice to Live, Work and Enjoy.

9.0 DELIVERING THE PLAN

9.1 Taking the Plan Forward

9.1.1 The approval of the Plan is not the end of the process. The document offers a wide variety of principles and ideals that should be followed as the town continues to grow. It will require a continuous monitoring and influencing of new developments to ensure that their plans contribute positively to the town. Warminster will achieve this by taking the steps outlined in the following paragraphs.

All developments

- Working in collaboration with Wiltshire Council and other partner organisations to ensure satisfaction of the objectives and key development principles.
- Forming an early relationship with developers that are proposing new schemes within the Neighbourhood Area to help shape their ideas.
- Promoting the close integration of new developments with the existing infrastructure in the town.
- Identifying suitable schemes for Section 106 and CIL monies levied on developers, particularly those that improve access to the town centre through the provision of enhanced links.

Housing

- Seeking ways to protect and promote the town's unique heritage, character and identity.
- Promoting a sense of belonging and community.

Employment

- Working with partner organisations to promote Warminster as location for new businesses.

Leisure and culture

- Promoting leisure and cultural events that contribute to a sense of community and health and well-being.

Town centre

- Seeking implementation of the Town Plan, taking into account in the process the Town's Retail Plan along with data gained from recent benchmarking.
- Working closely with Wiltshire Council and other partner organisations to create an attractive and readily accessible environment. The aim is to positively encourage residents and visitors into the town centre.
- Seeking ways to reinvigorate the weekly market and its offering.

Getting about

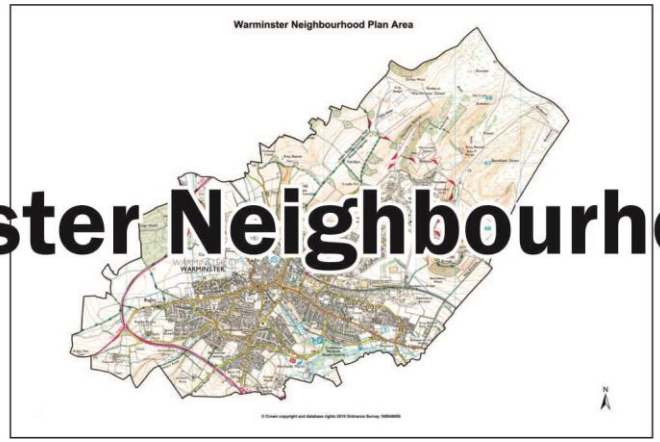
- Promoting the close integration of all new developments with the existing means of getting around.
- Seeking enhancements to the existing networks of roads, paths, cycle ways and public transport where appropriate.
- Seeking closer integration of all forms of public transport to promote sustainable forms of travel.
- Close scrutiny of developers' plans to ensure that they promote 'getting around'.
- Promoting the close integration of all new developments with the existing means of getting around.

Our Neighbourhood
Our Town
Our Future

Working together we have a unique opportunity to shape Warminster for present and future generations. We need to grasp the moment to nurture our past, manage the present, and inspire the future. Let us make the best of what we have whilst recognising that change is inevitable. By influencing that process, we can take control of our destiny. In so doing, let us make Warminster the place of choice to live, work and enjoy.

Warminster Town Council

Warminster Neighbourhood Plan



2015–2026

Appendices

Appendices

A.1	Consultation process	A2
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CONSULTATION PROCESS

A.1.1 This draft Plan has been developed in stages by a neighbourhood plan working group made up of key stakeholder groups and other community representatives. Active consultation has been a cornerstone throughout to ensure that the proposals reflect the views and aspirations of local residents and businesses. It has aided in particular:

- The identification of issues unknown to the working group.
- The identification and prioritisation of those aspects of greatest concern.
- The cascade of information to the community on the Plan's proposals, besides providing them with a vehicle for making their views known.

Vision and Scoping Study

A.1.2 Issues that needed to be addressed by this Plan were identified at the outset as part of the Vision and Scoping Study. A number of consultative approaches were adopted including:

- Events in direct support of the Plan when the public were asked for their thoughts about development of the town.

Consultation Event	Date	No. of contributors/ attendees/comments	Remarks
Derivation of Town Plan	April 2008	400+ comments received from the general public	Extensive consultation which is contained within the Town Plan
Update of Community Area Plan	December 2012	900+ comments	Postal questionnaire send to households
Boreham NDO consultation	Spring 2013	117 comments	Consultation led by NDO Steering Group
Review of Strategic Land Sites	May 2013	150 attendees	Open meeting held in Warminster Civic Centre
West Urban Extension	September 2013	53 contributors 237 comments	Event carried out in parallel with consultation held by G.L. Hearn
Neighbourhood Plan Stand	November 2013	144 comments	Run in parallel with Christmas Market held in Warminster Civic Centre
Town Users' Benchmarking Survey	July 2011 July 2012 July 2013 July 2014	145 comments 203 comments 141 comments 222 comments	Provides a true comparison year on year
Business Confidence Survey	Autumn 2011 Autumn 2012 Autumn 2013 Autumn 3014	79 comments 62 comments 64 comments 43 comments	Provides a true comparison year on year
Civic Trust Open Meeting	January 2014	45 attendees	Discussion session on issues of concern for inclusion in the Neighbourhood Plan
Neighbourhood Plan Stakeholder Group	January 2014	31 attendees	Invitational forum involving main stakeholder groups, housing associations and other bodies with a direct interest in the town's development
Extraordinary Full Council Meeting on Settlement Boundary Review	October 2014	100 attendees	Rearranged meeting following large turnout at Full Council in September to discuss the issues

Main Consultation Events

- An invitational event when key stakeholder groups in the town were asked to share their thoughts and concerns relating to the Plan.
- An assessment of the output from other pertinent consultations carried out in Warminster over recent years. These included: derivation of the Town Plan, the latest iteration of the Community Plan, benchmarking and others.

A.1.3 A summary of the principal sources of data and events used to inform the Vision and Scoping Study is included in the above table. Details of the findings are provided in the Vision and Scoping Study Report.

Derivation of the Neighbourhood Plan

A.1.4 Based on the findings of the Vision and Scoping Study, the Neighbourhood Plan Working Group formulated a draft Neighbourhood Plan. This early version of the document contained a series of proposals that were to be 'tested' during formal consultation. The Plan was then to be revised as necessary prior to submission to Wiltshire Council.

A.1.5 The consequential aim of the consultation was to seek community views and input on the draft Neighbourhood Plan. It required engagement with residents, stakeholder and community groups within the neighbourhood area as well as those living on the periphery of the area that are directly dependent upon the town and its facilities. The resultant objectives were:

- To present the draft Plan and its content.
- To raise awareness of and interest in the Plan.
- To seek feedback on the draft proposals.

It was considered particularly important to:

- Identify what people liked and disliked about the Plan.
- Determine the level of support for the proposals.
- Seek alternative ideas in the case of those proposals that lacked common support.

A.1.6 A Consultation and Communication Strategy for engagement with all interested parties was published in February 2015. It guided the subsequent formal consultation that ran between 17th March and 8th May 2015. A variety of methods were adopted to ensure the widest possible engagement including:

- Extensive publicity for the event, which also specified how comments could be submitted. It encompassed amongst other approaches the widespread distribution of leaflets and flyers.
- Publication of the Plan on the Town Council website.
- Distribution of the Plan to a number of key locations in the neighbourhood area to ensure its ready accessibility.
- Distribution of stakeholder packs to all stakeholder groups.
- A roving exhibition of the Plan around the neighbourhood area at locations readily accessible to all of the community. The exhibition was also used in support of various stakeholder groups including a number of schools, churches and the army garrison.
- Meetings with key stakeholder groups.
- The provision of drop-in centres.

A.1.7 Full details of the formal consultation are outlined in a separate consultation statement that forms a part of the submission to Wiltshire Council.

BUILDING FOR LIFE 12

Context

A.2.1 Building for Life 12 (Bfl12) is the industry standard for well-designed homes and neighbourhoods. Endorsed by the government, it encourages local communities, local authorities and developers to create 'good places to live'.

A.2.2 Warminster is an historic market town with a long-standing heritage that is reflected in many of its older buildings. Future developments need to complement and enhance the existing character of the town whilst recognising its unique form and landscape. The goal is to achieve a high quality environment that not only makes Warminster a place of choice to live but also draws people to the town.

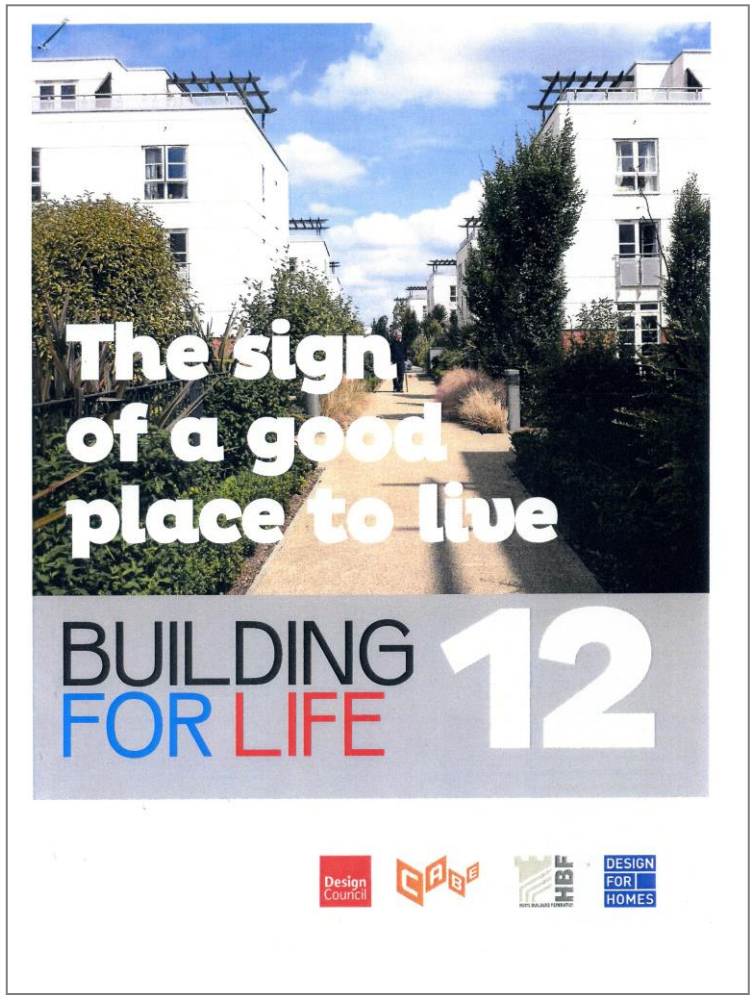
A.2.3 Warminster does not have any particular building designs, features or local materials that transcend the existing neighbourhood area. This Neighbourhood Plan therefore requires the adoption of a more general set of criteria that can be applied to new developments. Against this background, Bfl12 represents an appropriate standard. It is not just about the design and quality of buildings. The layout of developments and their associated infrastructure need to reflect good urban design. There is a parallel desire to conserve and enhance the local environment, including access to the surrounding countryside and leisure facilities.

How does Bfl12 work?

A.2.4 Bfl12 defines twelve criteria which developers should aim to follow. The same criteria can be used to assess their plans. They fall into three broad categories/chapters:

- Integration into the neighbourhood

  - How well does a scheme integrate with its surroundings?
  - Does the development include (or is it close to) community facilities?
  - How good are the public transport links to help reduce car dependency?
  - Does the development have a mix of housing types and tenures to suit local requirements?



- Creating a place

  - What is the character of the scheme? Does it have a locally inspired or otherwise distinctive character?
  - Does the development fit in with and take advantage of the local area, including: topography, local features, wildlife habitats, existing buildings and site orientation?
  - Are buildings designed and positioned with landscaping to define and enhance streets and spaces?
  - Is it easy for people to find their way around the development?

- Street and home

  - Does the street design encourage low vehicle speeds so they can be allowed to function as social spaces?
  - Are there sufficient resident and visitor parking spaces, and is parking well integrated so that it doesn't dominate the street?
  - Are public and private spaces clearly defined and designed to be attractive, well managed and safe?
  - Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

Application of Bfl12

A.2.5 Bfl12 offers specific recommendations against each of the above questions, both on what developments should include and avoid. It further recommends the adoption of a simple 'traffic light' system to assess new developments.

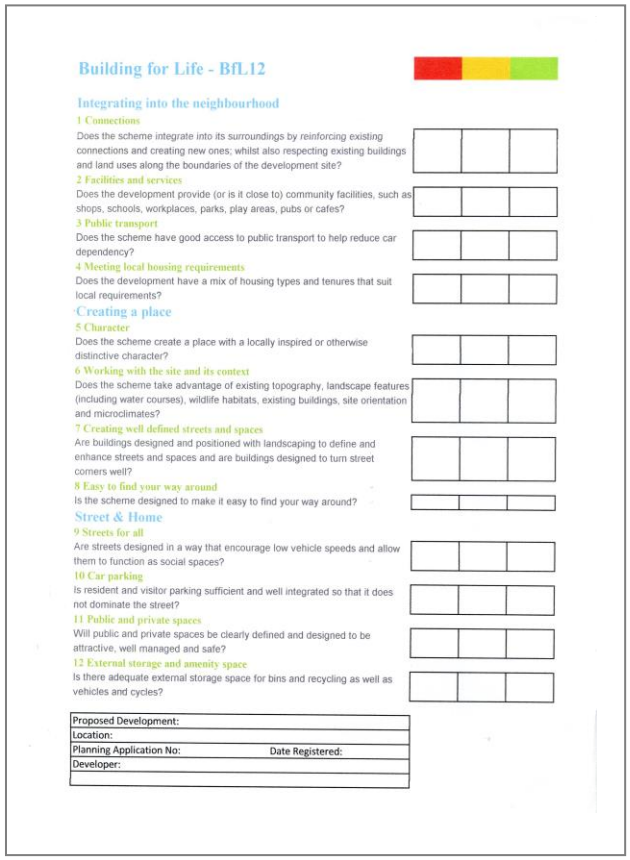
- Green denotes an aspect that is fully satisfied, or exceeds aspirations.
- Amber denotes a facet that is marginal in some way.
- Red highlights concern that a particular criterion will not be satisfied.

A.2.6 The aim for any development is to:

- Secure as many greens as possible.
- Minimise the number of ambers.
- Avoid any reds which indicate that particular aspects of a proposed development are unacceptable and need to be reconsidered.

Our approach to Bfl12

A.2.7 Bfl12 provides a structured approach to the assessment of developers' plans. The consequential benefits that it offers make it a suitable design tool to be used throughout the planning process of all new developments in the Warminster neighbourhood area. Developments will be required to maximise the number of greens and minimise the number of ambers. Any criteria that are assessed as red will need to be addressed to ameliorate the concerns.



Building for Life - BfL12

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & Home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Proposed Development:	
Location:	
Planning Application No:	Date Registered:
Developer:	

CODE FOR SUSTAINABLE HOMES

Introduction

A.3.1 The affordability of new housing is not just about the initial purchase price but includes the annual running and maintenance costs. The Government has therefore set out national standards for the design and construction of new housing in its Code for Sustainable Homes (CSH). The Code's aim is to reduce carbon emissions and create homes that are more sustainable.

How does it work?

A.3.2 The CSH introduces an environmental assessment rating and performance system for new homes. It covers nine aspects of sustainable design:

- Energy and CO_2 emissions (M)
- Water (M)
- Materials (M)
- Surface Water Run-off (M)
- Waste (M)
- Pollution
- Health and Wellbeing (M)
- Management
- Ecology

A.3.3 There are mandatory performance requirements in six of these aspects, as denoted by an 'M' above. All other performance requirements are flexible.

A.3.4 The Code rates the 'whole home' as a complete package by using a 1 to 6 star rating. It provides a means of communicating the overall sustainability performance of a new dwelling. The Code sets minimum standards for energy and water use at each level.

Approach

A.3.5 Assessments are carried out in two phases:

- An initial assessment is carried out at the design stage. This is based on detailed documentary evidence and commitments. Successful designs will be issued with an interim certificate of compliance.
- Final assessment and certification is carried out at the post construction stage. Based on the design stage review, this includes a confirmation of compliance, including site records and visual inspection. It leads to the award of a final certificate of compliance.

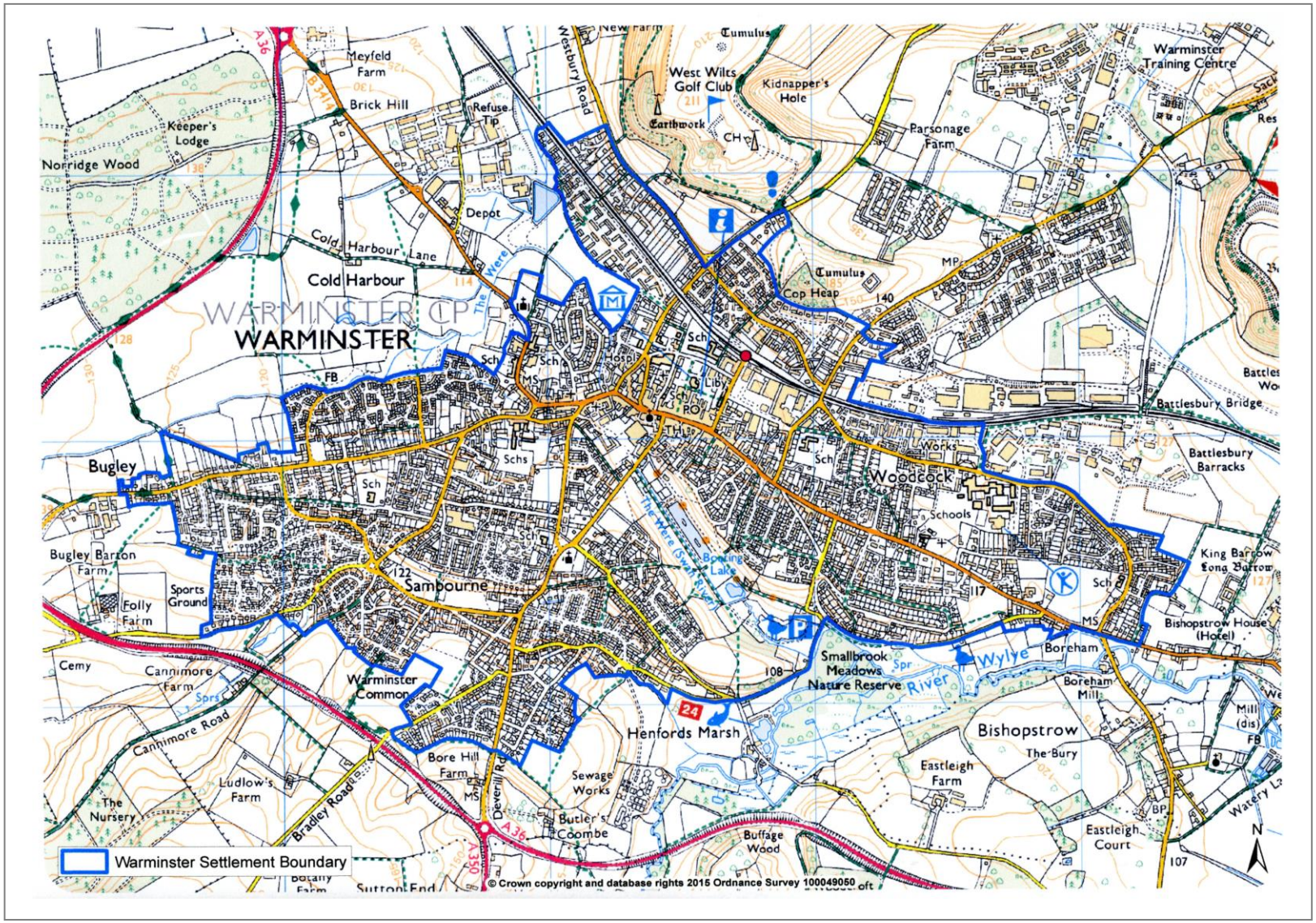
Level of attainment required

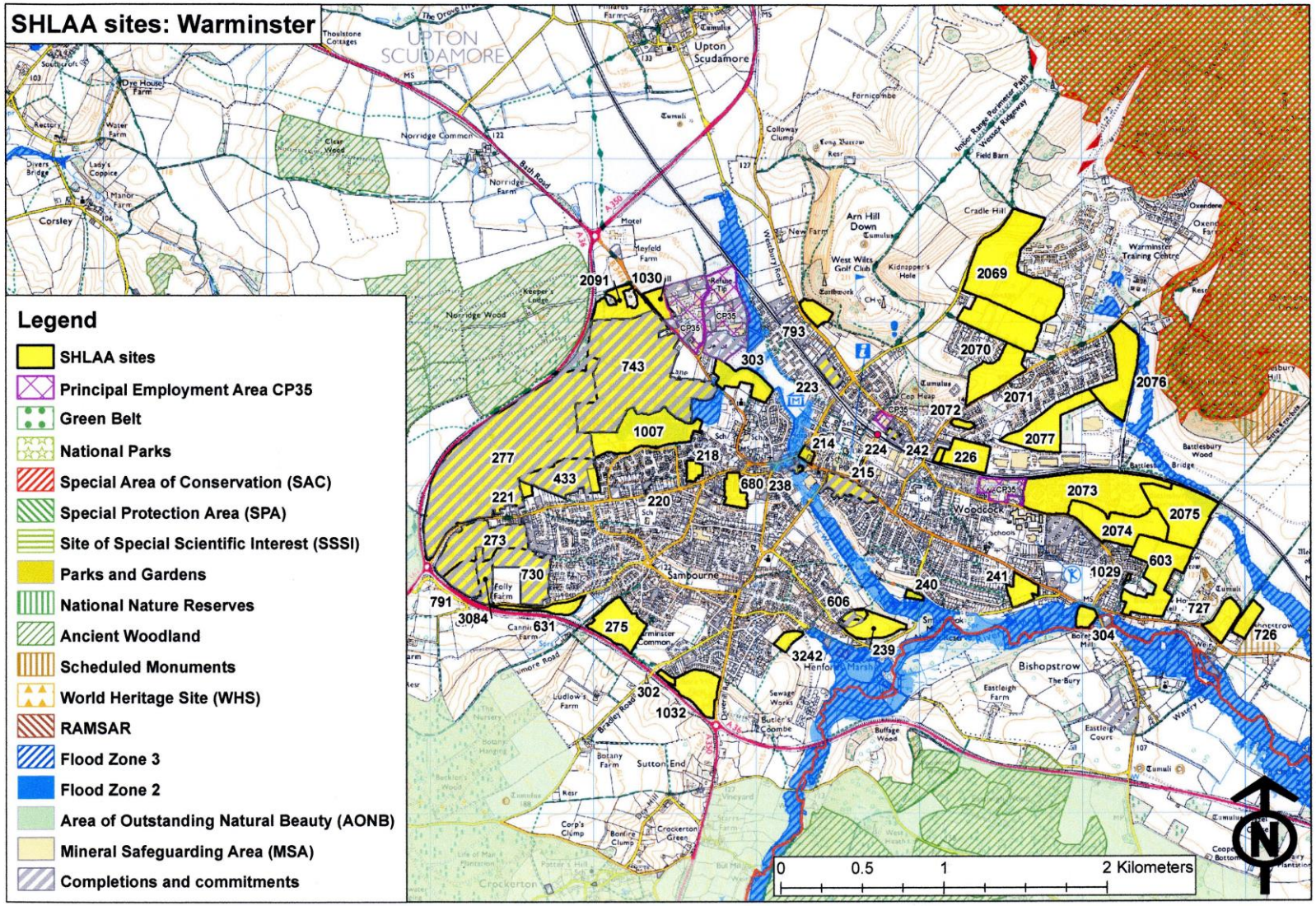
A.3.6 The Level 3 energy standard is now incorporated into UK building regulations. Local councils, however, may require developers to comply with higher standards of the Code within their planning policy.

Application in Warminster

A.3.7 Warminster is committed to supporting and encouraging new homes and mixed use developments that match or exceed these levels. The Wiltshire Core Strategy (Core Policy 41) requires new homes (excluding extensions and conversions) to achieve at least Level 4 in full.

EXISTING SETTLEMENT BOUNDARY AND SHLAA SITES





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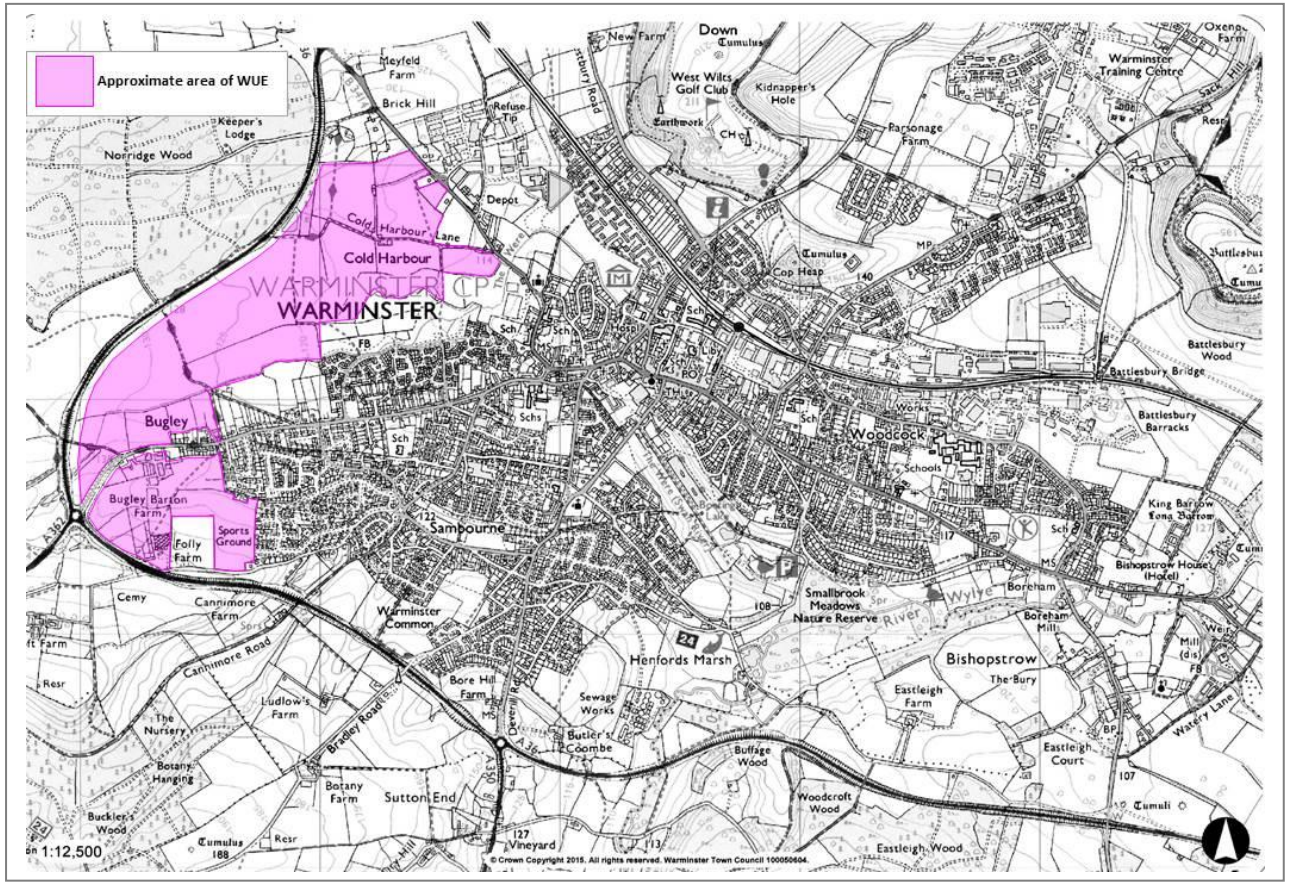
WILTSHIRE CORE STRATEGY – STRATEGIC HOUSING SITES

Introduction

A.5.1 The Wiltshire Core Strategy seeks to deliver an appropriate level of development across the county in a sustainable manner. Core Policy 31 proposes that 2060 new homes should be built in the community area, of which 1920 should be built in Warminster. The Core Strategy further identifies a strategic land allocation on the west side of town where much of this development will take place. This area is generally known as the West Urban Extension (WUE).

A.5.2 The WUE lies within the A36 bypass and extends from Bath Road to Victoria Road. It also includes the designated area south of Victoria Road which extends as far as the Rugby Club and Folly Lane.

A.5.3 Nine hundred houses are to be built within the WUE. Six ha of new employment land are also to be provided within this area, most likely at the northern end. The site is purposefully larger than required for these development levels. This will allow mitigation measures to be introduced, including suitable landscaping, to ameliorate the impact of the development on the surrounding area.



A.5.4 This Neighbourhood Plan is required to be compliant with the Wiltshire Core Strategy. It can seek to increase the number of new houses in the town beyond the number defined in the Core Strategy. It cannot reduce the number of new houses below the defined Core Strategy figures.

Development approach

A.5.5 A number of house building companies are expected to be involved in developing the WUE, including Persimmon, Hannick Homes and Redrow.

A.5.6 Persimmon and Hannick are focussed primarily on the area between Bath Road and Victoria Road. Meanwhile Redrow is proposing the build of new housing at the southern end of the strategic land allocation in the vicinity of the Rugby Club and St Andrews Road. Persimmon also has interests on land between Victoria Road and the proposed Redrow development.

A.5.7 To avoid a fragmented and piecemeal approach to development of this sizeable area, the Core Strategy requires that detailed proposals from each developer should accord with an indicative master plan that should stem in turn from a collaborative approach (Policy CP31). The master plan needs to address in particular:

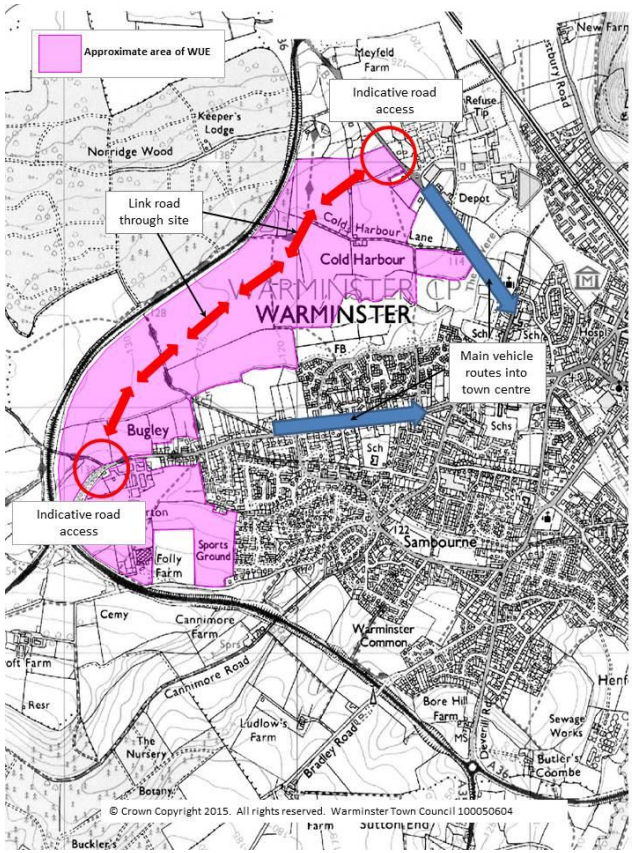
- The overall scale of development envisaged by all developers of the site to demonstrate the acceptability of the combined intentions.
- Potential harmful effects resulting from the combined development. These need to be overcome in the most cost-effective way through a collaborative approach to ensure site viability.

A.5.8 In addition to the above, specific aspects that need to be addressed are:

- The impact of the resultant traffic stemming from the development.
- The arrangement of a network of open spaces.
- The range and location of services and facilities that are required to serve the local community.
- Landscaping.
- Transport links including roads, pedestrian footpaths and cycle routes.
- Surface water management measures.

Town centre access

A.5.9 Located on the periphery of the town, integration of the new housing into the wider community is likely to present a particular challenge. The site is expected to have two main access points, one onto Bath Road and the other onto Victoria Road. A link road will run between these junctions. Both of these entrances are relatively close to the bypass which will facilitate those travelling further afield. On the other hand, neither Bath Road nor Victoria Road/West Street offers particularly good access to the centre of town.



WUE – Main Access Routes

On-street parking in the vicinity of Warminster School and along West Street constricts traffic movement causing particular hazards.

A.5.10 The development plans must provide for easy transport links into the centre of town to encourage residents to make use of local facilities rather than accessing other nearby centres. It requires not only good road links into the town centre, but also the provision of adequate public transport links as well as good pedestrian and cycle links.

Mixed use of site

A.5.11 Sustainable development of the site will be dependent in part on residents living close to their place of work. It necessitates an increase in the local employment opportunities to support the needs of a growing community.

A.5.12 To help achieve this goal, the Wiltshire Core Strategy makes provision for 6 ha of employment land within the overall development site. Its most likely location will be at the north end of the WUE where it will have ready access onto Bath Road and onwards to the A36 bypass and A350.

A.5.13 Two specific aspects need to be addressed:

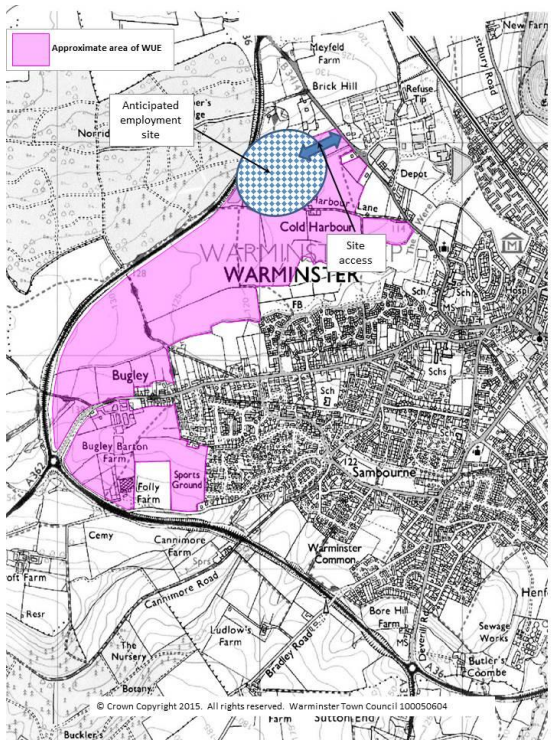
- Suitable businesses that offer a diverse range of employment opportunities will need to be attracted to the site.
- The different land uses, namely housing and employment, need to be sympathetically integrated. The different types of traffic represent one aspect, but the sense of well-being for residents equally needs to be addressed. Against this background, this greenfield site represents a 'blank canvas'. It therefore presents scope for good urban design from the outset that offers clear separation of the two elements.

Site amenities

A.5.14 Residents of the WUE need to feel a part of Warminster. The development therefore requires close integration with the rest of the town to foster a sense of belonging. It will also encourage residents to access the shops and services that the town has to offer, rather than going elsewhere in satisfaction of their needs.

A.5.15 Notwithstanding the above, the size of the site will require the provision of community facilities to meet immediate needs. These may include, but are not limited to:

- A small number of corner shops/services.



WUE Employment Site

- A primary school to meet educational needs.
- Community facilities to include a community hall/meeting place.
- Open spaces that may be used for general recreation.
- Play areas for young children.
- Leisure facilities, including playing fields.

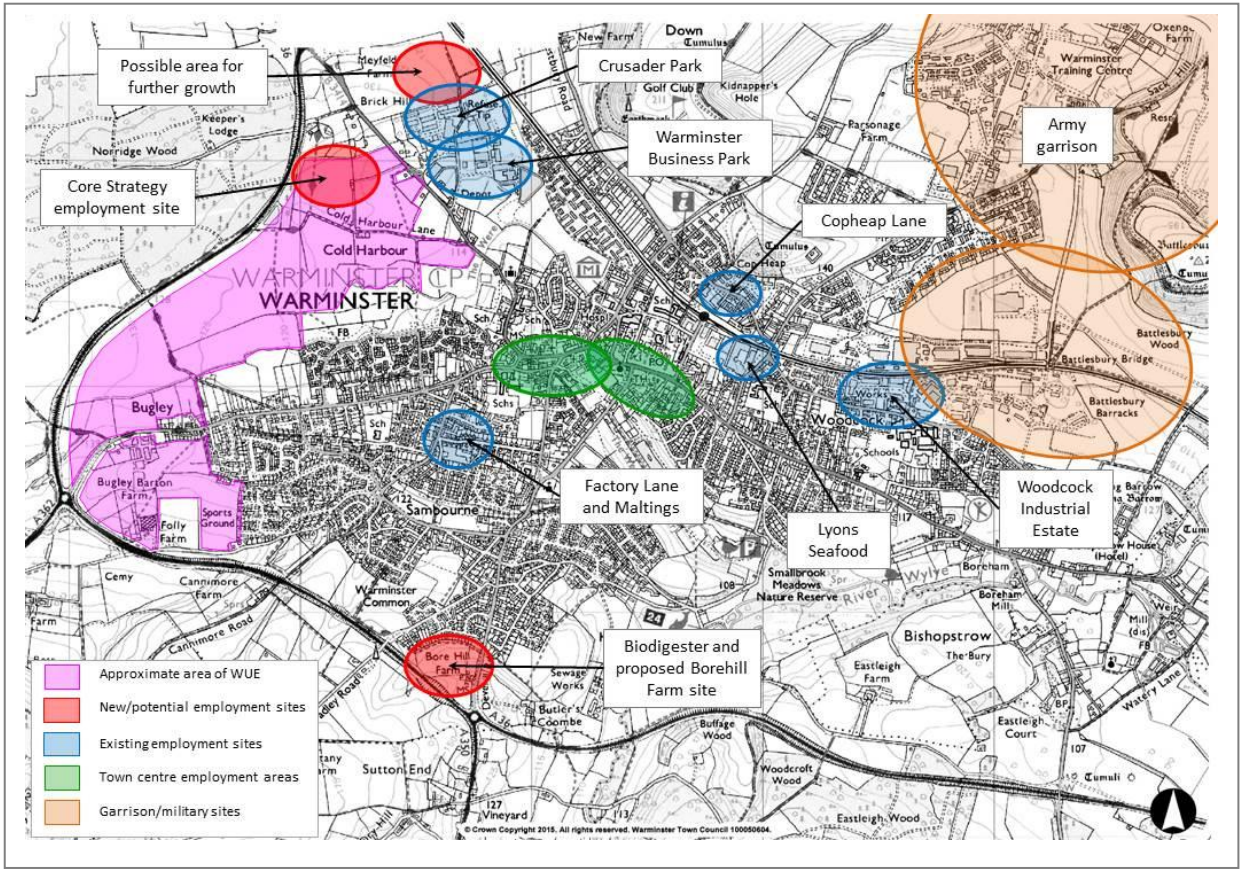
COMMERCIAL EMPLOYMENT AREAS

A.6.1 Present commercial employment areas include:

- Crusader Park
- Warminster Business Park
- Woodcock Industrial Estate
- Copheap Lane
- Factory Lane
- Lyons Seafood
- Town centre (approximately 220 business)

A.6.2 Planned/future growth areas include:

- 6 ha of land included as part of Wiltshire Core Strategy
- Land to north of Crusader Park
- Borehill Farm site adjacent to bio digester (SHLAA site 1032)



LEISURE SITES AND AMENITIES

A.7.1 Facilities owned/managed by the Town Council – outside space

- Yeates Field – owned by the National Trust and rented by the Town Council. Lease in place until 2028. The field is also the site of a community orchard and is a provision for dog walkers. The site consists of 6 acres and is planned to be outside the settlement area.
- Boreham Cemetery – closed churchyard.
- Minster Closed churchyard – in partnership with Wiltshire Council.
- Warminster Allotments 100+ plots managed by Tynings Allotment Association. Offers good accessibility and has four raised beds for those who require them.
- Ashley Coombe Field (small).

A.7.2 Facilities managed by others

- Warminster Football Club – ground owned by Wiltshire Council. New lease to be put in place for long-term rental.
- Warminster Cricket Club.
- Warminster Rugby Club.
- Highbury Youth Football Club.
- West Wilts Golf Club.
- Warminster School.
- Warminster Bowling Club.
- Kingdown School pitches.
- West Wilts Hockey Club.
- Battlesbury Barracks.
- Smallbrook Meadows – long-term lease in place
- Warminster Town Park, tennis courts, putting green, play area, paddling pool, skate park. All owned by Wiltshire Council and run by licence holders.
- Play areas owned and managed by Wiltshire Council at Portway, Boreham Fields, Pound Street, Fore Street play area and field.
- Warminster Common and Town Green at Bradley Road.
- Pine Lawns Cemetery.
- Bowmen of Warminster – Archery.
- Haygrove Close – private play area managed by residents.
- Ashley Coombe amenity field (large) managed by Wiltshire Council.

A.7.3 Specific leisure needs

- New and improved facilities required for teenagers and older persons.
- Highbury Football Club needs more pitches to satisfy their membership of over 400.
- Warminster Cricket Club requires a new club house and modernised changing facilities.
- West Wilts Hockey club requires two astro pitches which could be shared with another sport. The ability to floodlight is required. They have 240 junior and senior members.
- Warminster Rugby Club requires more pitches, including an all-weather pitch, and floodlights.
- Warminster Cycling club would like a Pump Tract and a site is being earmarked within the Town Park.
- Warminster Table Tennis Club would like to develop an outdoor table area.

A.7.4 General leisure needs/ comments

- More pitches required for football, cricket, rugby and hockey. Also need to improve quality and access.
- Tennis courts and multi games area within the Town Park need improved maintenance.
- Bowling green – have good facilities and green.
- Children's play areas – paddling pool within the Town Park is not maintained to a sufficiently high standard and requires replacement.
- Play equipment in all sites require updating and improved maintenance. New facilities will be required in the West Urban Extension and other new developments.
- A comprehensive network of footpaths and cycleways around the town.
- Teenage facilities – new pump track required and replacement skate park.
- Allotments – more allotment needed within the WUE. Good provision in Bradley Road with 100+ plots. All used and waiting list in operation.
- New and increased informal amenity spaces will be required in support of new homes.
- Wildlife areas and nature reserves – Smallbrook Meadows is a great facility with good accessibility. Long-term lease in operation with Wiltshire Council and Wiltshire Wildlife.
- Good access to the countryside is rated highly by residents. New developments must not restrict present cycleways and footpaths which should form an integral part of the planning process.
- Town Park – to remain a large leisure facility for the use of all residents and visitors. Improved maintenance required to bring all areas up to standard.
- New leisure centre to provide up to date: gym facilities, swimming pool, and indoor sports facilities such as squash, badminton, five-a-side football, gymnastics and trampolining.
- 'Trim trail' in the Town Park.
- Adequate areas for dog walking but free from dog fouling.

A.7.5 Needs of leisure facilities

- Good accessibility for all members of the community.
- High quality and well-maintained facilities and equipment.
- A diverse range of leisure opportunities that meet the needs of the local population.
- Sufficient car parking at main leisure sites.
- Good team changing facilities, including refreshments where appropriate.
- Facilities that are safe and secure for all users.
- Leisure assets that contribute to biodiversity and wildlife.
- Places to shelter in poor weather.
- Good signposting to leisure facilities.

AREAS TO BE DESIGNATED AS LOCAL GREEN SPACE (LGS)

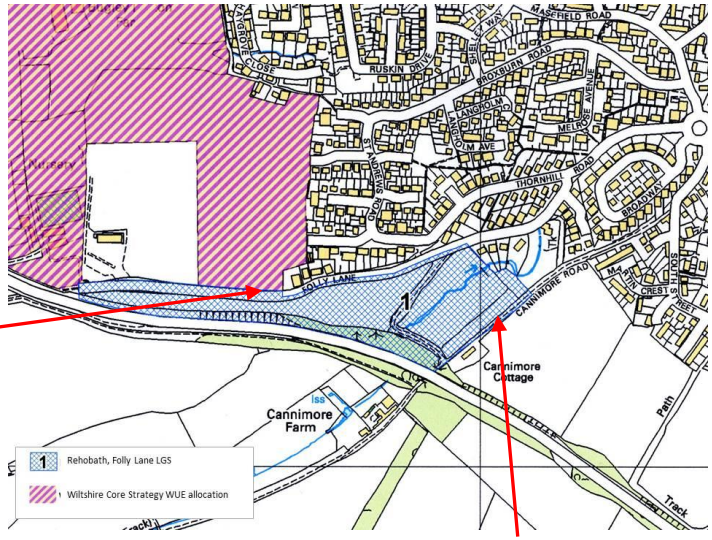
Folly Lane Rehobath

Proximity to the community

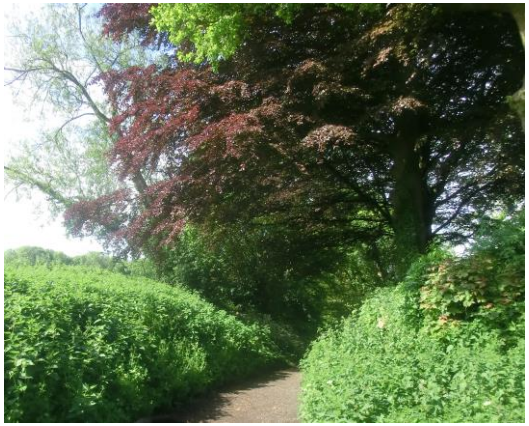
A.8.1 Folly Lane Rehobath lies on the west side of Warminster approximately one mile from the town centre. It is bordered by the A36, Folly Lane and the Cannimore bridleway as shown on the accompanying map. Folly Lane is a no through road running for 100 metres inside the settlement boundary and 600 metres beyond. No street lighting or pavements add to its natural integrity.

A.8.2 Lying adjacent to existing and intended residential areas, Folly Lane Rehobath is readily accessible to the Warminster community. It encompasses five public rights of way that provide access to the open countryside. It includes the only pedestrian gateway to the Pine Lawns Cemetery. Pedestrians and cyclists use the various routes on a daily basis, the latter to also access R24. The area therefore lies immediately adjacent to the community that it serves.

Folly Lane



Ancient unploughed meadow field



Cannimore bridleway

Significance to the community

A.8.3 Rehobath, meaning 'an open space by the water for all to enjoy and prosper', is a gem of natural countryside that Warminster residents have enjoyed for generations. It contributes directly to their well-being by providing a tranquil and beautiful recreational area that has great appeal for a wide range of outdoor activities including horse riding, cross-country running, rambling and dog walking. Accessible for all, this special local place is also enjoyed by photographers, wildlife enthusiasts and tourists.

A.8.4 The Folly Lane Rehobath represents a precious heritage not only because of its unique location and sensitive management over the years, but also as a historical landscape dating back to 1773. Steeped in history, past uses have included milling and hop growing. It remains an area of community spirit with litter picking and maintenance of tracks and hedgerows undertaken. Such characteristics reinforce the special nature of the designated area to the local community which wishes to preserve it for existing and future generations.

Character

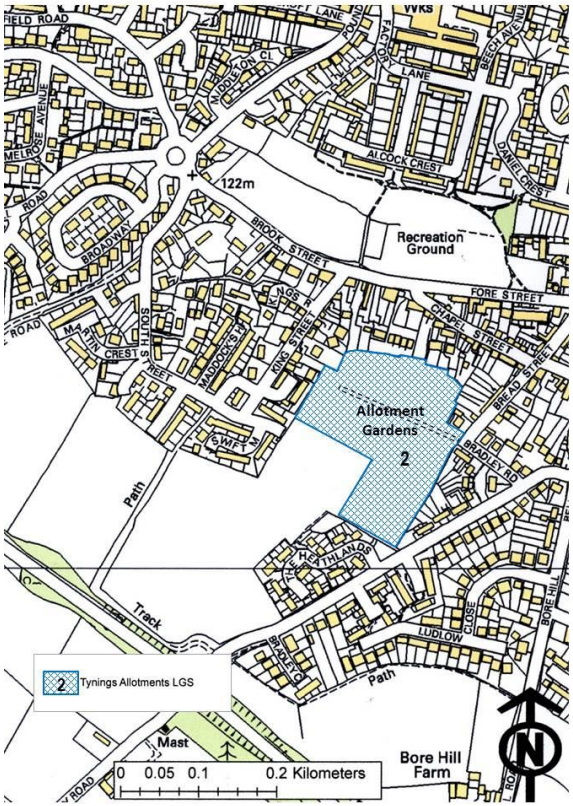
A.8.5 Folly Lane Rehobath covers approximately 4 ha and consists of flood plain, woods and open fields. It includes ancient unploughed meadow land and the only open stretch of the Cannimore River. It supports an abundance of flora and fauna, with over 40 identified species. It is quintessentially reflective of Warminster's close links to the countryside. It therefore satisfies all the criteria required to classify the area as a Local Green Space and engagement with land owners is underway.

Tynings Allotments

Proximity to the community

A.8.6 The Warminster Allotment Gardens are situated on the west side of the town and adjacent to a town green of 12 acres which was claimed in 1999. They are accessed from Bradley Road and are surrounded on three sides by residential properties. They are known as the Tynings Allotments and were transferred into Warminster Town Council's ownership in 2014. They were originally formed as part of Warminster Common which was subject to an Enclosure Award made in 1783.

A.8.7 Warminster Common was vested in the church wardens and overseers of the parish until 1927 when it passed to Warminster Urban District Council as the rating authority. In 1974, following local government reorganization, it passed to West Wiltshire District Council and thereafter to Wiltshire Council in 2009 on formation of the Unitary Authority. The land has been owned since 1783 by various representatives of the people and parish of Warminster. The town believes that the land has been used as allotments for over 100 years.



Significance to the community

A.8.8 Local authorities want to encourage local people to grow their own food because it can have a positive impact on their health and well-being by encouraging healthy eating, physical activity and social contact. One of the ways that this is being achieved is through the provision of allotment sites. Warminster Town Council has the power to provide allotments and also has a duty to do so if there is sufficient demand.

A.8.9 The Tynings Allotment Association runs the site on behalf of the town and manages the 105 plots along with the building and land under lease to Warminster Town Council. With resurgence in the need for allotments and to satisfy the high demand, some plots have been divided into two individual halves to increase the available number. It results in a vibrant and productive community facility that is well maintained and exceedingly popular with local residents.

A.8.10 Lying close to the centre of the site is a well-equipped and well-maintained community building that has been erected by the association. It not only represents 'the hub' of the site but also acts as a popular meeting place. Well run and managed, the association has also drilled a bore hole to extract water for the benefit of users.

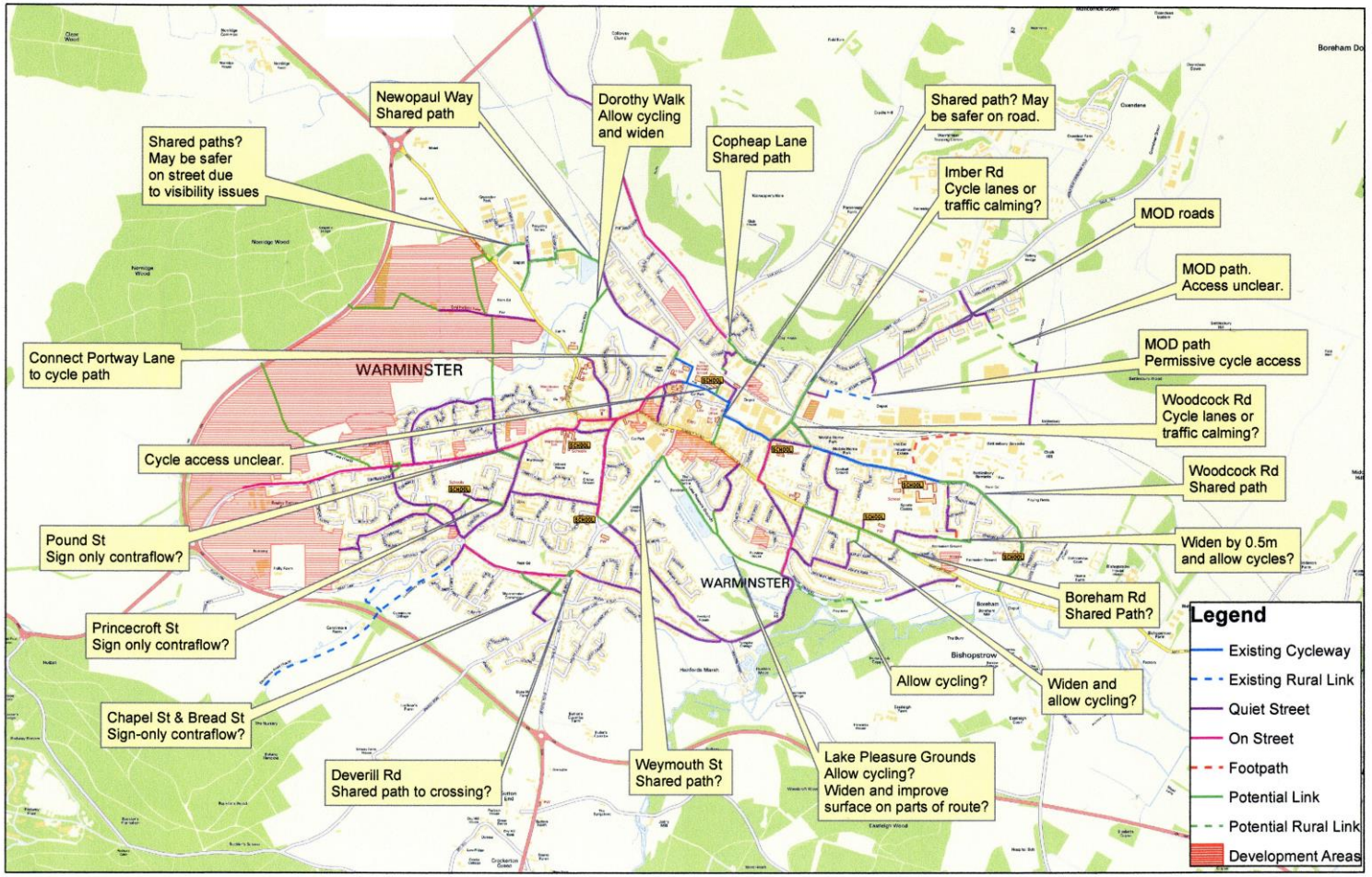
Character

A.8.11 The Tynings Allotments are typical in their character of any other popular and productive allotment site. Set on rising ground on the west side of town, they blend naturally with the residential gardens of the surrounding area besides having good views across the town towards the edge of Salisbury Plain. The site therefore creates a tranquil and noteworthy recreational haven for the community. These traits reinforce the special nature of the designated area.

A.8.12 This Neighbourhood Plan seeks to designate the site as a Local Green Space to protect its future and to ensure that the current site at Bradley Road remains as allotment land providing plots for local residents.

A.8.13 Designation of this site as an LGS fulfils the National Planning Policy Framework 77. It is special to the local community and holds an historic significance in that the site has been available for community use for over a century and is in close proximity to the community. It additionally complies with the Wiltshire Core Strategy in helping to build a resilient community whilst protecting and enhancing the natural environment.

EXISTING AND PROPOSED CYCLE ROUTES



Warminster Town Cycle Network

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