



LAND & PROPERTY PLANNING
CHARTERED PLANNING CONSULTANTS

PLANNING, DESIGN & ACCESS STATEMENT (INCLUSIVE OF HERITAGE STATEMENT)

Development: Removal of
section of front boundary wall.

Site Address: 40a Church Street,
Warminster, Wiltshire, BA12 8PQ

Applicant: Mr Simon Waddington

October 2025

1. Introduction

- 1.1 LP Planning Consultants have been instructed by Mr Simon Waddington (the applicant) to prepare and submit this Planning, Design and Access Statement (inclusive of heritage statement) in support of a planning application for the 'Removal of a section of front boundary wall' at 40a Church Street, Warminster, Wilts, BA12 8PQ.
- 1.2 The proposed development is not "major" within the terms of Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015), nor does it consist of 'the provision of one more dwellinghouses', or 'the provision of a building or buildings where the floorspace created by the development is 100 square metres or more' within a 'designated area' for the purposes of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Nevertheless, for completeness this Design and Access Statement sets out the background and planning policies and issues relevant to the application, inclusive of a heritage statement having regard to the requirements of paragraph 207 of the National Planning Policy Framework (NPPF) 2024.

2. Description of Site and Context

- 2.1 The application site relates to no.40a Church Street, Warminster, a detached residential dwelling and its curtilage, located along the eastern side of the B3414 Church Street, roughly opposite Warminster School within the centre of the town of Warminster, in West Wiltshire.
- 2.2 No. 40a Church Street is a modern eco home, which was constructed as a replacement dwelling in recent years under application reference: 20/01335/FUL. The dwelling is set within an irregular shaped plot, with the property itself set back from Church Street and largely obscured from public view by neighbouring buildings and high conifer hedging. Vehicular access to the application site is taken directly from Church Street to the west, with a dropped kerb across a section of the pavement leading directly to an area of level tarmac hardstanding providing off street parking for 2 vehicles, perpendicular to the carriageway. The off-street parking area is enclosed by walling circa 1.8m in height to all aspects, with circa 2m high stone capped piers located either side of the vehicular entrance point onto Church Street, which is currently wide enough only for one vehicle. Sliding cast iron gates are present behind the front boundary wall. A gated pedestrian route from the rear of the parking area leads through toward the garden serving No.40a Church Street.
- 2.3 The application site is located within the central area of Warminster, within Warminster Conservation Area and within close proximity of several listed buildings. It is surrounded by other residential uses; to the north the site borders the grade II* listed Byne House no. 40 Church Street, to the east it adjoins the end of the burbage plot of Winifred Lodge no.44 Church Street listed grade II, to the south east is located no. 42C Church Street and to the south lies the terrace containing Silverdale no 42B Church Street, Keepers Cottage no. 42A Church Street and Old Coach House no. 42 Church Street. To the west the parking area serving the application site borders Church Street, roughly opposite Warminster School buildings. Further listed structures are present to the north and south of the site, where the railings to Byne House are independently grade II listed and a

milestone in the boundary wall to the north of no.42 Church Street to the south of the site is also listed grade II. Aerial mapping and photographs of the site are provided at Figures 1 and 2 below.

- 2.4 The application site falls within Hampshire River Avon Catchment zone and within Salisbury Plain SPA mitigation zone. Aside the aforementioned designations, the site is free from any other specific ecological, heritage or environmental planning constraints. Government maps for planning record the site falling within Flood Zone 1 (lowest risk).



Figure 1: Aerial illustration of Application Site (denoted by red star) and immediate surroundings (source google maps, not to scale)



Figure 2: Photograph looking east toward site taken from western side of Church Street

3. Planning History

3.1 The Council's website records the following planning history pertaining to the application site:

Application Reference	Description of Development	Decision
20/01335/FUL	Conversion of dormer bungalow into 'eco house' and associated works	Approved 06/04/20
19/04710/FUL	Conversion of dormer bungalow into 'eco house' and associated works	Withdrawn
W/89/01570/FUL	Vehicle access and standing	Approved 17/10/89

Figure 3: Site planning history

4. Description of Development

4.1 The description of this application can be summarised as follows:

'Removal of section of front boundary wall'.

4.2 This application is required as the wall in question is over 1 metre in height and adjacent to a highway. In addition, as the site is within Warminster Conservation Area and the development proposes the partial demolition of a wall in excess of 1 metre in height

adjacent to a highway, Conservation Area Consent is required through planning permission for the relevant demolition.

- 4.3 The removal of a 2.5m section of the front boundary wall is sought in order to widen the vehicular entrance point into the site, which is currently narrow and has restricted visibility. This will result in an improvement to highway safety. The existing stone capped pier would be replicated at the edge of the widened entrance point.

5. Planning Policies

- 5.1 The Town and Country Planning Act 1990 (section 196D) outlines requirements for planning permission for relevant demolition within Conservation Areas. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the primary legislation for heritage proposals covering Listed Buildings and Conservation Areas.

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

- 5.3 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (WCS), the Warminster Neighbourhood Plan (November 2016)(NP) and saved policies of the former West Wiltshire District Plan 1st Alteration 2004 (WWDP). Warminster Town Centre Conservation Area Character Assessment (April 2007) sets out relevant supplementary planning advice. The following policies from the Development Plan are particularly relevant to the consideration and determination of the application:

Wiltshire Core Strategy 2011-2016 (2015)

Policy	Title
Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 31	Spatial Strategy for the Warminster Community Area
Core Policy 57	Ensuring High Quality Design and Place Shaping
Core Policy 58	Ensuring Conservation of the Historic Environment
Core Policy 60	Sustainable Transport
Core Policy 61	Transport and Development
Core Policy 67	Flood Risk

- 5.4 Government policy is set out in the National Planning Policy Framework (NPPF) (2024) which is a significant material consideration in the determination of the application, supplemented by advice contained within the Planning Practice Guidance (PPG). Chapters 2 Achieving sustainable development, 8 Promoting healthy and safe communities, 9 Promoting sustainable transport, 12 Achieving well designed places and 16 Conserving and enhancing the historic environment of the NPPF are considered of particular relevance to this application.

- 5.5 Wiltshire Council have recently consulted on their draft new local plan, however until formally adopted, limited weight can currently be afforded to its policies.

5.6 The relevance of the above policies in terms of the proposal are set out in the planning assessment below.

6. Planning Considerations

6.1 This proposal relates to minor householder development within an established residential curtilage of a town centre property. When assessing the proposal against the relevant planning policies, the key planning considerations are as follows:

- Impact on Heritage Assets, namely character and appearance of the surrounding Conservation Area and setting of nearby listed buildings/structures.
- Impact on Highway safety
- Drainage and flood risk

Impact on Heritage Assets (inclusive of heritage statement)

7.1 The application site is located within the central area of the town of Warminster, within the designated Conservation Area for the town and within close proximity to several listed buildings. These have been summarised at section 2.3 of this statement and are depicted on the map below relative to the site (starred red), with the listed buildings/structures hatched in black.

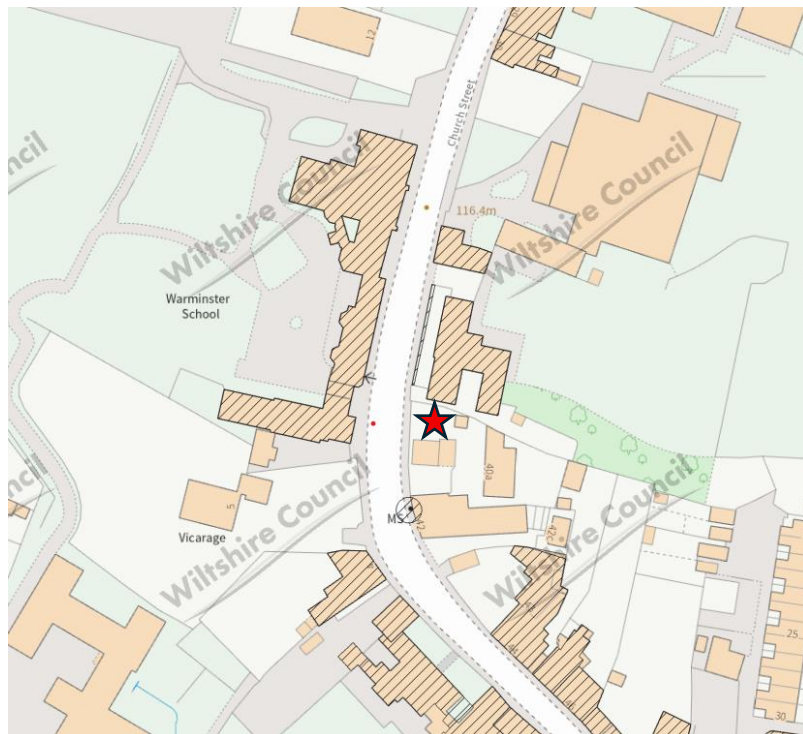


Figure 4 : Site (starred red) relative to surrounding listed buildings/structures (hatched black)

7.2 Listed buildings/structures and Conservation Areas are both designated heritage assets and in respect of changes, the NPPF sets out a clear framework for decision making in respect of applications for planning permission affecting them to ensure that heritage

assets are conserved, and where appropriate enhanced in a manner that is consistent with their significance and thereby achieving sustainable development.

7.3 In this case, the local area surrounding the site has been reviewed along with the adopted Town Centre Character Assessment (2007). It is accepted that roadside walling is characteristic of this part of the Conservation Area, with the character assessment noting that many of the properties within Church Street still have intact garden walls and railings. Notable examples are referred to within the assessment, which do not include the development site.

7.4 Review of historic maps (extracts of which are included at Figure 5 below) suggests that whilst a walled garden existed on the site around 1800 (following the removal of an 18th /early 19th century building), the current wall looks to be a later addition, most likely erected in line with the earlier development of the plot in the mid-20th century. This research concurs with a visual inspection of the wall, which contains stone rubble and brick and is more recently constructed than adjacent sections of walling, for example that further to the south (outside of the application site). Photographs at Figures 6 and 7 below show the front and rear faces of the wall and evidence that the wall is not historic. Roadside access was established in the 20th century under application 89/01570/FUL. It follows that the existing stone capped brick piers were likely added either side of the opening in connection with the creation of the vehicle entrance point in the late 80's/early 90's and are also not historic.



Figure 5: Map extracts (clockwise from top LHS) 1892-1914, 1873-1888, 1830-1880, 1798-1878
source www.maps.nls.uk



Figure 6: Rear facing (LHS image) and front facing (RHS image) elevations of wall



Figure 7: Stone capped modern gate pier on southern side of existing vehicular entrance point to site

7.5 As a result of the proposed development, a circa 2.5m section of wall would be removed, in order to widen the vehicular entrance point to the site. The existing stone capped pier would be replicated in the same style and height at the southern end of the widened entrance point. The proposal would not result in the loss of any historic fabric, this statement having evidenced above that the front wall was constructed in the mid/late 20th century.

7.6 Widening the vehicular entrance point to No.40a would not appear at odds with other entrance treatments to properties within the immediate vicinity of the site, for example the open entrance ways to no.42c Church Street to the south and Byrne Stables further to the north along Church Street. Retention of short sections of walls and entrance piers to the roadside boundary, along with the expanded views into the walled off street parking area beyond, would ensure that the site would still display characteristics of walled enclosures, which is prevalent within this part of the Conservation Area.

- 7.7 The proposal, relating to minor development in the form of the removal of a short section of an unlisted wall, will not adversely impact the fabric or setting of any of the listed buildings or structures within proximity of the site.
- 7.8 For the above reasons, the development is considered compliant with heritage policy set out at chapter 16 of the NPPF and contained within CP58 of the WCS. However, in the event that the Council were to consider that the loss of this modest section of modern walling would result in less than substantial harm to the significance of a designated heritage asset (namely the Conservation Area) policy at paragraph 215 of the NPPF would then require the harm to be weighed against the public benefits of the proposal, which centre around highway benefits and are covered in the following section below.

Highway Safety Impacts

- 7.9 The reasoning behind this application is to improve the highway safety at the vehicular access point to no.40a Church Street. At present the narrow entrance point to the site restricts visibility for vehicles entering and egressing the site, and the applicants are concerned for their safety, as well as those of other road users and pedestrians. There is also risk that the existing wall could be damaged accidentally when vehicles are manoeuvring. Removing this small section of modern walling will significantly improve the visibility for vehicles entering and leaving the site and the addition of the mirrors to the gate piers will further increase visibility for drivers and therefore safety for all road and pavement users, the site being located along a main road within the town centre and opposite a school, in an area heavily used by vehicles, cyclists and pedestrians.
- 7.10 The proposal is supported by policy within the NPPF which requires LPA's to ensure safe and suitable access to a site can be achieved by all road users (paragraph 115) and in town centres, requires LPA's to seek to improve the quality of parking so that it is convenient, safe and secure (paragraph 112). As such we contend that the public benefits brought about by the improvement in highway safety for all road users (as well as the private benefit to the applicant's themselves) should outweigh any heritage impacts associated with the loss of this modest section of modern boundary wall.

Drainage & Flood Risk

- 7.11 The site is fully within Flood Zone 1 where there is the lowest risk of flooding. The development will not have any associated impacts on surface water or foul water drainage. The development would comply with local and national policies in respect of flood risk and drainage, the site would remain flood safe and the proposal would not increase flood risk elsewhere.

8. Conclusions

- 8.1 The application seeks the removal of a short section of modern walling which forms the roadside boundary to no.40a Church Street, in order to improve highway safety. Whilst a common feature of the surrounding Conservation Area, the wall itself has low historical

significance, being constructed mid/late 20th century and we contend that the removal of the section in question would not adversely impact the character and appearance of the surrounding area.

- 8.2 Notwithstanding the above, in the event that the Council considered that the development would lead to less than substantial harm to a designated heritage asset (the Conservation Area) policy in the NPPF requires the decision making process to weigh any such harm against any public benefits resulting from the proposal, which in this case comprise significant highway safety benefits for all road and pavement users. All other issues of acknowledged importance are satisfactorily addressed. As such, we respectfully invite Wiltshire Council to approve this application.