



Planning Application Statement
to include matters of
Design, Access and Conservation

Proposal: Replace existing canopy and extend to full width of building

Address: Brambles Pre School, Ablington, Figheldean, Wilts SP4 8JX

Applicant: Brambles Outdoor Nursery Group

Date: 4th December 2025

Revision:

INTRODUCTION

This statement has been prepared in support of a full planning application to replace existing canopy and extend to full width of building at Brambles Pre School, Ablington, Figcheldean, Wilts SP4 8JX.

SITE DESCRIPTION

The application site is situated at the head of a cul-de-sac, which continues into a public footpath, extending adjacent to the northern boundary of the site through the nearby Ablington Amenity Plantation. To the south the site has historically extended into a previous area of woodland which borders on to (on its southern boundary) the main road through the small village of Ablington, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). A further public footpath links this main road with the cul-de-sac and borders the eastern boundary of the site. All of the site's boundaries are defined by an open post and rail low level fence. An electricity substation also exists in the south eastern corner of the site. The main (pedestrian) access into the site is gained in the north eastern corner off the aforementioned cul-de-sac, but the use benefits from no on site parking provision. The site is located within the designated Figcheldean & Ablington conservation area. To its south west, the site also borders directly onto the curtilage of 270 Ablington, which is a Grade II Listed Building. To the east the footpath separates the site from two further residential properties (294 and 295 Ablington) which are also Grade II listed buildings.

The site currently consists of a detached building that is situated centrally within the plot and is used as a children's preschool (Use Class D1). The remainder of the site is laid to wood chip with a variety of play areas and ad hoc buildings/structures within. A large Yurt structure currently exists to the south of the existing building in the southern part of the site.

THE PROPOSAL

Provide a timber post and top rail framed support for the canopy cover.

The proposed roof covering to be metal corrugated sheet material, to match with the main roof.

The proposed canopy will replace the existing canopy and shall match in height.

The proposed canopy to extend the full width of the main building, this offering a secure shelter area for the children.

Access will remain unchanged.

The existing decked area will remain in-situ with the remaining ground area under the proposed canopy to be wood chip porous covering, allowing for a natural appearance which meets with the companies ethos.

A full design scheme has been prepared in support of this application.

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RELEVANT PLANNING HISTORY

PL/2023/07348 - Planning permission for similar with no objection from Conservation
PL/2025/04599 - Permission granted

POLICIES

Planning (Listed Building and Conservation Areas) Act 1990
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):
PS5 (New Education Facilities)
Wiltshire Core Strategy (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment) *Supplementary Planning Documents:*
Creating Places Design Guide SPG (April 2006)

HIGHWAYS

Access will remain unchanged.

LANDSCAPE

The existing decked area will remain in-situ with the remaining ground area under the proposed canopy to be wood chip porous covering, allowing for a natural appearance.

HERITAGE, CHARACTER & DESIGN

The proposal is visible to the South & N Eastern boundaries.
It is considered the design allows the canopy to blend in with the existing roof due to the material choice and low level pitch, which minimises the impact of the nearby Grade II listed buildings visual aspect and therefore offers less than substantial harm to the local designated heritage assets.

SUMMARY

For the reasons set out above, it is considered that the proposal accord with local village and government planning policies supporting rural countryside development and is commended to Wiltshire County Council for approval.