

PROPOSED PAIR OF NEW DWELLINGS ON LAND TO WEST OF NORTH LODGE, HIGH STREET, CODFORD, WARMINSTER, WILTSHIRE.

This Design and Access Statement has been prepared by Messrs Lewis and Payne as part of the application for Full Planning Permission for a pair of contemporary detached dwellings on land to the West of North Lodge, High Street, Codford, Warminster, Wiltshire.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act (General Development Procedure) 2006 for England.

CONTEXT

The application site extends to 2150 square metres (0.21 ha.) and lies between North Lodge to the East and a parcel of land recently granted Planning Permission to the West. Following the construction of the A36 Codford bypass an area of land was left between the A36 and part of the former boundary wall of Ashton Gifford House which fronts the High Street. This parcel of land now comprises of North Lodge, Application Site and a 0.4 ha site which has recently been granted Planning Permission for a single detached property.

The Application Site is visually protected from the A36 to the South by a large soil bund and to the North by a 2mtr high stone wall adjacent to the High Street. There are post and wire boundary fences to the East and West. It has a pedestrian access formed in the stone wall which has been used, since the bypass was completed, for general access and maintenance. The site does not lie in a Conservation Area and there are currently no Tree Preservation Orders. There has been recent arboricultural activity within the site to make safe several trees which were leaning both towards the A36 and the High Street.

The Application Site lies outside the Development Limits for Codford as defined in the current Wiltshire Core Strategy and is located approximately 160 metres from the Western limits of the envelope.

However, the recent Planning Permission granted for the land to the West, PL/2021/10103 Proposed New Dwelling and Associated Works, has been approved outside those Development Limits and part of the Case Officers conclusion states :-

‘In this case the proposed development would provide one market dwelling, which in housing supply terms, would make a nominal contribution towards addressing the shortfall, but it would nevertheless make a contribution at a location that would not be isolated from the village limits to the East, and would be, in spatial terms, relatively well connected with the nearby existing properties at North Lodge to the East and Ashdown Farm to the North.

The proposal would also be well contained on a parcel of land sandwiched by highway infrastructure to the North and South and as such, the development would not result in material harm to the countryside character or its openness.’

Codford Parish Council did support the above Approved Application as an exemption to Core Policy 1 because the land is left over from the bypass and has little alternative use.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) 2012

Wiltshire Core Strategy

CP 1 - Settlement Strategy

CP 2 – Delivery Strategy

CP 31 – Warminster Community Area

CP 51 – Landscape

CP 57 – Ensuring High Quality Design and Place Shaping

Wiltshire Local Transport Plan 2011 – 2026 – Core Parking Strategy

Cranbourne Chase AONB Management Plan 2014 – 2019

Principle of Development : section 70 (2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004 require that the determination of Planning Applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this case, the Wiltshire Core Strategy, including those policies of the West Wiltshire District Plan that continue to be saved in the WCS, forms the relevant development plan for the Wiltshire Community Area.

The Application Site is outside the Conservation Area, Area of Archaeological Interest and Flood Maps 2 and 3.

At the Parish Council meeting to discuss PL/2021/10103 it was recorded that they had agreed to support the application as an exception to Policy Site to the village settlement boundary.

Currently there is a shortfall in Wiltshire Council Housing Land Supply of 3.85 years, and the government requirement is for 4/5 years. Previous judgements emphasise that where a Council lacks the required four / five year housing land supply, this may tilt the balance in favour of proposed residential schemes.

Wiltshire Core Strategy Core Policy 1 sets out the settlement strategy for Wiltshire identifying four tiers of settlement namely : principle settlements, market towns, local service centres and large and small villages. Wiltshire Core Strategy identifies Codford as a large village with a settlement boundary which was revised in 2019.

NPPF

Paragraph 79 states that Planning Policies and Decisions should avoid the development of isolated homes in the countryside unless certain circumstances can be met. The most relevant circumstance is to Architectural Design in point e) – the design is of exceptional quality, in that it is truly outstanding or innovative reflecting the highest standards in architecture and would raise standards of design more generally in rural areas and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The pair of proposed dwellings would not be in an isolated location due its position between North Lodge and the approved dwelling in PL/2021/10103. This could generally be considered an infill site. The proposed dwelling will be sited approximately 15 mtrs from North Lodge, 60 mtrs South from Ashdown Farmhouse and 65 mtrs from the approved new dwelling on land to the East. The Application Site is located approximately 100 mtrs from local bus stop, Budgens convenience shop, post office and garage.

The design of the dwellings is considered contemporary, in line with the approved new dwelling to the East, with external materials to compliment the countryside location using reclaimed natural stone from the lowered boundary wall, cedar wall cladding and matching rendered panels under sedum covered flat roofs. The retained trees and lowered natural stone wall to the North together with the densely planted existing bunding to the South form an integral part of the scheme. The retained area to the side of plot 2, provides a natural green boundary to the adjoining development site.

Important characteristics influencing the site are the many retained trees within it and the 3 mtr high bunding between it and the A36. Noise assessments for the site were carried out in February 2025, and the Acoustic survey is included as part of this application. This concluded that a 2.4mtr high dense wooden fence should be installed to the Southern Boundary to mitigate the noise levels to be considered acceptable and within guidelines of British Standard 8233. The application site has a significant, and densely foliated bunding between it and the A36.



The applicants are keen to provide a pair of contemporary dwellings which compliment the approved property to the East and allows the landscape features to be retained. Certain aspects to improve the air quality and carbon dioxide emissions released from buildings through the benefits of the thermal performance by improving the energy efficiency and limiting the usage of air conditioning. The proposed sedum roof coverings will absorb the sun's energy and therefore reduce the temperature of the roof during summer, whilst aiding thermal efficiency in the winter months by locking heat inside.

The design of the two buildings has been heavily influenced by the design of the approved structure on the adjoining site with a contemporary design, local landscape influenced external materials and sedum flat roofs. Due to the existing, more significant, levels of noise attenuation from the retained trees and heavily planted bunding, the design is less influenced by the traffic noise and takes more advantage of the southerly aspects. The approach to creating dwellings that forms part of the natural landscape should be seen as a positive use for the land.

Given the increasing need for road improvements and bypasses to reduce impact upon towns and villages, small pockets of land are created with limited use. To use these sites for new dwellings that respond to the natural setting and landscape features is a positive way of raising rural design without impacting the landscape or setting.

Retaining the high bunding with its dense natural vegetation means that the natural habitat and quality of the site is maintained and improved as it forms an important part of the setting of the dwellings rather than the existing redundant use. The design seeks to use the site's natural resources to meet the best practice passive principles and environmental technologies through reducing the solar glare in the summer due to the retained trees. Conversely the South West orientation of the buildings will maximise solar gain in the winter months through the deciduous trees.



Photo of bund on Southern Boundary

With regard to significantly enhancing the setting and be sensitive to the defining characteristics of the local area we believe that the design and setting of the buildings will improve the acoustics and the natural habitat benefits to the site and should therefore be seen to enhance the local area and immediate setting.

The proposed scheme only requires the felling of 1 field Maple, which currently contains a birds nest – this tree will be felled once the chicks have fledged - and the proposal is actively seeking to keep many trees as an integral part of the scheme. To design the dwellings in direct relation to the landscape ensuring the existing woodland landscape is retained would be an important aspect of the

proposal, a natural rather than formal garden space. The low level design and existing bunding will result in the dwellings not being visible from the A36.

It is widely accepted that a contemporary dwelling can be deemed sensitive to the defining characteristics and be congruous to even sensitive landscape settings, if it is sited well and the design responds positively to the setting in terms of materiality, scale and form.

A case is made that the scheme passes both tests and complies with the wording and intent of paragraph 79 of the NPPF. We respectfully suggest that the strong local support for the dwelling to the East may attract a similar level of support for this application.

ACCESS

In terms of parking and highway considerations, the proposals includes integral double garages with additional parking spaces and accords with the latest Wiltshire Local Transport Plan requirements for new dwellings. The site is within walking distance to both village shops and local and national bus routes, providing a sustainable residential development.

The proposal is to create new vehicles access points within the “listed” stone wall. It should be recognised that Egress onto the High Street at this point is onto a no through road which therefore significantly reduces traffic volumes. The High Street outside the application site has a 30mph limit and is 7.6 mtrs wide plus pavement, with no parking restrictions.



AMOUNT AND USE

The proposal is for a pair of two storey, individually designed, contemporary family homes, each with a floor area of around 190 square metres plus the garage. Plot one sits within a site of 684 square metres or 0.068 ha and Plot two sits within a site of 729 square metres or 0.073 ha. To the North West of plot 2 is an area of natural woodland to be retained by the current owners.

The site originally formed part of the residential curtilage of Ashton Gifford House which was separated when the Codford By- pass was completed and opened. The adjoining plot, which recently received Planning Consent for one dwelling, is currently under construction and has

previously been used as a storage area for old cars and building materials. The application site has remained as a wooded area and has been maintained as such.

The proposed development is entirely residential and therefore is in keeping with the residential character of the area and fully accords with the National Planning Policy Framework.

SCALE AND APPEARANCE

The concept has been to create two individual properties that reflect the site in scale and materials with the siting responding to the characteristics of the site and its surroundings. The overall appearance of the dwellings have been designed to both reflect and compliment the recently approved individual dwelling on the adjacent site in respect of modern appearance, height and external materials. Equally the visibility of the houses will be restricted to the High Street, A36 and the surrounding area due to the retained trees, vegetation and the original natural stone boundary wall.

Unlike the adjoining site, these proposed houses have the benefit of a continuous 3 metres high planted bund between them and the A36 which provides a natural backdrop to the properties. This dominant, heavily foliated natural feature provides verticality to the views beyond the dwellings.

The orientation of the houses reflects the dominant stone wall and the bund behind which therefore provides a South Westerly rear elevation thus taking advantage of the sun for most of the day albeit protected by the tall retained trees.

CONSTRUCTION METHODOLOGY

The location of the dwellings, within their respective plots, has been dictated primarily by the positions of the retained trees and their vehicular accessibility to and from the High Street. This positioning, slightly forward of centre, will allow for a traditional strip foundation located a sufficient distance from the existing bunding.

The houses will benefit from the provision of sedum covered flat roofing systems which helps to reduce water run off and allow a graduated entry into the storm water drainage system. Therefore there is no likelihood of increasing surface water within the site thus maintaining the current situation.

CONCLUSION

While the site is outside the settlement boundary of the village, consideration should be given to the following :-

1. The adjoining site, further outside the settlement boundary, was granted Planning Consent for a single dwelling in 2022, and is currently under construction, and, due to its similar location, sets a precedent for the infilling of the application site.
2. The adjoining site was considered by Codford Parish Council and received their support prior to determination based as a site exempt from settlement boundary policy.
3. The entire site is residential and as such is in keeping with the residential character of the area of the High Street and acts as an infill site.
4. The site is classified as poor agricultural land with little alternative use due to its size and location.
5. As a result of the successful Planning Approval on the adjoining site, this application can be considered as infilling and not a site in an isolated location.

6. The site has limited use, clearly evident from the last 20 years, and subsequently the approach to create a development that has such environmental benefits to the land left obsolete from the by-pass complies with the intent of the NPPF.

7. The proposal will not have a negative impact upon the ecology of the site or require any trees to be felled (with the exception of 1 small field maple). To the contrary, the scheme offers a biodiversity benefit through the extension of a natural habitat by retaining many landscape features while improving the acoustic quality of the site. Furthermore, the addition of the “ Native hedging” to all boundaries of the 2 dwellings, will enhance the natural habitat of the site.

8. The properties will not have a negative impact upon the neighbouring residential properties or create isolated dwelling remote from public services and amenities.

9. This site provides ample opportunity for self build projects in line with both local and national Planning Policies.

10. The houses can be constructed without structurally effecting the embankment or allowing additional rainwater to be discharged onto the A36.

11. The drainage assessment has confirmed the dwellings have met the small scale threshold criteria and accordingly meet the River Avon SAC Policies.

12. Access and Egress from the application site will be in a forward gear onto a no through road with very limited use.

13. Where the Council lacks the required five year housing land supply, this may tilt the balance in favour of proposed residential schemes. Wiltshire currently does not have its five year supply and with limited use for this site, this should be seen as suitable to exception to policy.

On balance and having regard to the economic, social and environmental dimensions of sustainable development, then it should be assessed that there are sufficient material considerations to outweigh any conflict with the development plan and any other identified harm such as the loss of a small area of poor agricultural land.

Therefore all Planning considerations can be controlled by Planning Condition or the Approval of appropriate details, accordingly Full Planning Permission should be granted.

HERITAGE STATEMENT

This Heritage Statement has been requested by Wiltshire Council Planning Department to support the Planning Application for Two New Houses. We were advised to attach it to the deposited Design and Access Statement as a revision.

We are surprised to receive this request as the adjacent new building under construction, with a similar boundary wall, was not required to make a Listed Building Application and therefore no Heritage Statement. It would be interesting to understand why there is this disparity.

The application site is located on land West of North Lodge, High Street, Codford, Wiltshire.

The site is located between the High Street and the A36 Truck Road. It is bounded to the North by a 2mtr high natural stone wall, timber and wire fences to East and West and an earth bund topped with Trees and bushes to the South. This site previously formed part of the walled gardens for Ashton Gifford House which is located South of the A36 Trunk Road.

Ashton Gifford House is a late C18 Grade II Listed Country House which was originally built as a family house but later used as a school and is being used again as a Family House. The attached extract from Historic England describes, in some detail, the external fenestration with its stone walls and sash windows. They also refer to internal features such as Oval open-well staircase with continuous handrail and cast iron balusters, 6 panelled doors, moulded architraves and marble fireplaces. There are no references to any outbuildings and certainly not any curtilage Listed boundary walls.

Ashton Gifford House was Listed in 1987 just three years before the construction of the A36 Bypass of Codford which separated the land and boundary wall from the house. Interestingly there is no continuation of the boundary wall to the South of the A36 as this section of wall only bounded the High Street.

The boundary wall is substantially constructed using ashlar limestone to both sides with a continuous double weathered capping stone. A length of the wall was demolished during the construction of North Lodge, a small pedestrian access formed into the application site and two larger openings formed into the current building site to the West. This therefore raises the question as to why this wall is still curtilage Listed as it does not form the curtilage to Ashton Gifford House and it has already been compromised by the A36, North Lodge and the adjacent building site.

The design proposals have been adjusted to provide two separate vehicular access points to the new houses which restricts the loss of wall. We believe that the provision of these openings will allow access off the High Street to facilitate the change of use of this land locked area for much needed additional Housing. The majority of this boundary wall will remain in situ and preserved for the future.



Ashton Gifford House

Listed on the National Heritage List for England. [Search over 400,000](#)

[listed places](#) (<https://historicengland.org.uk/listing/the-list/>)

Explore this list entry



Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1181007**

Date first listed: **11-Dec-1987**

List Entry Name: **Ashton Gifford House**

Statutory Address 1: **ASHTON GIFFORD HOUSE, ASHTON GIFFORD**

This List entry helps identify the building designated at this address for its special

architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ASHTON GIFFORD HOUSE, ASHTON GIFFORD**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Codford**

National Grid Reference: **ST 96071 39998**

Details

ST 93 NE/

ST 94 SE

4 & 7/38

CODFORD,

ASHTON GIFFORD (south side),

Ashton Gifford House

GV II

Country house. Late C18. Limestone ashlar front, brick returns, flat roof with ashlar stacks. Three-storey, 3- window central block breaking forward with 2-storey same-height side-bays. Distyle in antis Tuscan portico to centre with inserted double half-glazed doors and flanking tripartite sashes, inner door with 6 fielded panels, fanlights and flanking margin-pane round- arched sashes with interlaced glazing bars, ground floor of centre block rusticated. First floor has three 9-pane sashes, second floor has plat band and three 6-pane sashes, two-storey side-bays have 8-pane margin sashes and plat band. Moulded cornice to plain stone parapet with C20 pineapples. Right return has C20 flat-roofed extension and fire escape (latter removed in 2010), not of special interest and margin- pane first floor sashes. Left return has French windows, 8-pane margin sash and C20 windows. Rear 2 central bays break forward with 12-pane sashes to ground floor, 9-pane to first and 6-pane sashes to second floor, side-bays have 8-pane margin sashes to ground and first floors.

Interior: central entrance hall with oval open-well staircase with

continuous handrail and cast-iron balusters. Good joinery throughout including 6-panelled doors in panelled reveals and moulded architraves, window shutters. South east drawing room has scrolled plaster ceiling margin and white marble fireplace. Other rooms with plaster ceiling friezes and marble fireplaces.

It was used as a school from the 1940's - 80's.

Listing NGR: ST9607139998

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **313511**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 16-Apr-2026 at 10:52:49.

© Crown copyright [and database rights] 2026. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2026. All rights reserved. Licence number 102006.006.