

Russell Brown and Jocelyn Sage
Planning and Conservation
Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

Date: 12 May 2026

Our ref: 65496/02/JFB/MRi/41031542v1

Your ref: ENQ/2025/01241

Dear Mr Brown and Ms Sage

Application for listed building consent: Land at Home Farm, Boreham Road, Warminster

On behalf of our client, Bellway Homes Ltd, please find enclosed an application for listed building consent (LBC) for the following proposal at Land at Home Farm, Warminster:

“Removal of modern gate and repairs to reinstate the existing pedestrian opening in stone wall immediately west of The Cotes (Grade II).”

This application has been submitted in tandem with the following associated application for full planning permission (ref. PL/2026/02717), submitted on 24th April 2026:

“Full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, including demolition of a section of boundary wall, and new vehicular, cycle and pedestrian routes through the site. Restoration and widening of existing pedestrian opening in the wall to Boreham Road. All associated infrastructure works.”

Documentation

The listed building consent application submitted via the Planning Portal (ref. PP-14664041) comprises this cover letter and the following information:

- 1 Completed applications forms, including Ownership Certificate and CIL form;
- 2 Drawings prepared by Pegasus Group:
 - a Site location plan 1:1250@A1 (ref. P22-1991 _DE_02_A_20);
 - b Site layout plan 1:500@A1 (ref. P22-1991 _DE_02_E_15.1);

- c Existing elevation 1:50 @A1 (ref. P22-1991 _DE_02_E_15.1);
- d Proposed elevation 1:50 @A1 (ref. P22-1991 _DE_02_E_15.2).

- 3 Heritage Impact Assessment – within this Cover Letter; and
- 4 Design and Access Statement – within this Cover Letter.

There is no fee associated with applications for listed building consent.

Background

The proposal relates to a section of the stone boundary wall to the north of Boreham Road, located immediately to the west of The Cotes, a Grade II listed building. While the position of Wiltshire Council has always been that this wall is a non-designated heritage asset¹, the current Conservation Officer understands it as forming part of the Cotes (Grade II), due to it being mentioned in the listing description. Consequently, a LBC application has been submitted covering the proposed repair and reopening of an existing blocked-up and temporarily propped entrance to the wall, as shown in Figure 1.

Figure 1 The LBC application site comprising the Boreham Road Boundary wall to the west of The Cotes (Grade II).



Source: Lichfields (November 2025)

¹ As set out in the committee report for application ref. 16/10502/OUT.

This LBC application forms part of the wider residential scheme submitted under planning ref. PL/2026/02717. As shown on the Proposed Masterplan (Figure 2), the re-opened entrance would provide pedestrian access to the residential development from the south. Details of the wider scheme are included in the Heritage Impact Assessment (Lichfields (April 2026) submitted under the associated application for full planning permission (ref. PL/2026/02717). This includes an assessment of how the proposed wider scheme, including re-opening the blocked entrance to the west of The Cotes (Grade II), would affect the setting and significance of the surrounding heritage assets.

Figure 2 Landscape Masterplan proposed under the wider residential scheme. The LBC site is located in the south-west corner of the wider site and circled in yellow.



Source: Pegasus Group

Relevant Legislation and Policy

The relevant statutory development plan for the site comprises the Wiltshire Core Strategy (WCS), adopted in January 2015. This incorporates Saved Policies from former District Local Plans. Wiltshire's local plan is currently under review. The Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19) (WLP) was published in September 2023. It was submitted for examination in

September 2024. The heritage statutory considerations for the proposal are s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

Material considerations include:

- 1 National Planning Policy Framework (NPPF) (December 2024);
- 2 National Planning Practice Guidance: Historic Environment (July 2019);
- 3 National Design Guidance (January 2021); and
- 4 Relevant Historic England guidance.

Amendments to the NPPF were consulted on between 16 September 2025 and 10 March 2026 but the proposed amendments would not materially change the thrust of relevant existing NPPF policy. It is noted that the proposed amendments include the removal of ‘less than substantial harm’ as a category to define change to the significance of heritage assets when assessing the effects of proposals. “Substantial harm” is defined for the first time in national policy, as harm which would “seriously affect a key element of the asset’s significance”.

Application of statute and policy

The following are the key heritage policies and statutory considerations the proposal will be assessed against:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; NPPF Paragraphs 210 and 212, WCS Core Policy 58; and WLP Policy 99).

Heritage Impact Assessment

This section identifies the direct effect of the proposal on The Cotes (Grade II). The effect of the proposal on the setting and significance of the surrounding heritage assets is covered in the Heritage Impact Assessment (Lichfields (April 2026) submitted under the associated application for full planning permission (ref. PL/2026/02717).

Significance

The Cotes (Figure 3), located at 207 Boreham Road, was listed at Grade II in 1978. According to its listing description the house dates from the early-19th century and is possibly a re-fronting of an earlier 18th century house. It has a Victorian rear extension. The house is two storeys and constructed in local rubble stone with stone detailing. It features a moulded cornice, rubble parapet with dressed coping, quoins, eight-over-eight timber framed sash windows, an old tile roof and brick chimneys.

The listing description includes reference to the: *“Dwarf wall in front with arrowhead rails and dograils, gate to right. To west a long rubble wall about 8 feet high about 60 yards long linking with No 195.”* This long stretch of the wall is the subject of this LBC application and photos are included at Figures 1, 3 and 4.

At the eastern end of the long rubble wall are two openings (Figure 1): an existing doorway which appears from historic mapping to have formed part of a small outbuilding; and a boarded-up opening

which appears to have been adapted from a smaller arched opening, shown by the retained brick header (Figure 4) and more recent construction of the brick pier on the eastern side of the entrance. The latter (which forms the subject of this LBC application) is unused, in a very poor state of repair and subject to temporary propping.

Figure 3 The Cotes (Grade II) two storey house (above) and the attached Boreham Road boundary wall to west (below)



Source: Lichfields (November 2025)

Figure 4 Image showing the poor condition of the blocked entrance within the Boreham Road Boundary wall to the west of The Cotes (Grade II).



Source: Lichfields (November 2025)

A modern timber gate is visible behind the timber boarding which is in a derelict condition. The timber lintel is bowing and the temporary propping indicates that it is failing. The stone/brick work around this entrance is visibly loose and requires repointing. The stone capping is also in a poor state of repair. A condition survey is currently being prepared by Historic Building Advisory Service (listed in the Building Conservation Directory) and this will be submitted to the Council once completed.

The Cotes (Grade II) is of historic and architectural significance as a fine example of a modest gentleman's house, constructed in the local vernacular and formerly serviced by a stable building, separately listed at Grade II. The Cotes is of medium heritage importance.

The date of the stone wall to the west of The Cotes is not clear. However, the construction and historic mapping indicates that it was constructed later than The Cotes, which is thought to originate from the 18th century and is shown on the 1783 enclosure map (Figure 5) as belonging to a H.Harris. Ordnance Survey mapping (Figure 6) indicates that the stone wall was associated with the field to the north, a landholding which appears to have always been in separate ownership from The Cotes – this field is shown on the 1783 map as belonging to a William Buckley Esq, who also owned many of the surrounding fields to the north and south of Boreham Road. The stone wall to the west of The Cotes is primarily of historic significance as a legible reminder of historic landholdings. The blocked entrance,

which has been widened, provides evidence of the evolving requirements of the landowner, as it is likely this alteration took place to allow tractors or other vehicles into the field. It has some architectural value due to its height and stone rubble construction reflecting the local vernacular.

Figure 5 1783 Warminster Enclosure Map. The wider site boundary is shown in red. A red arrow points to the blocked entrance.

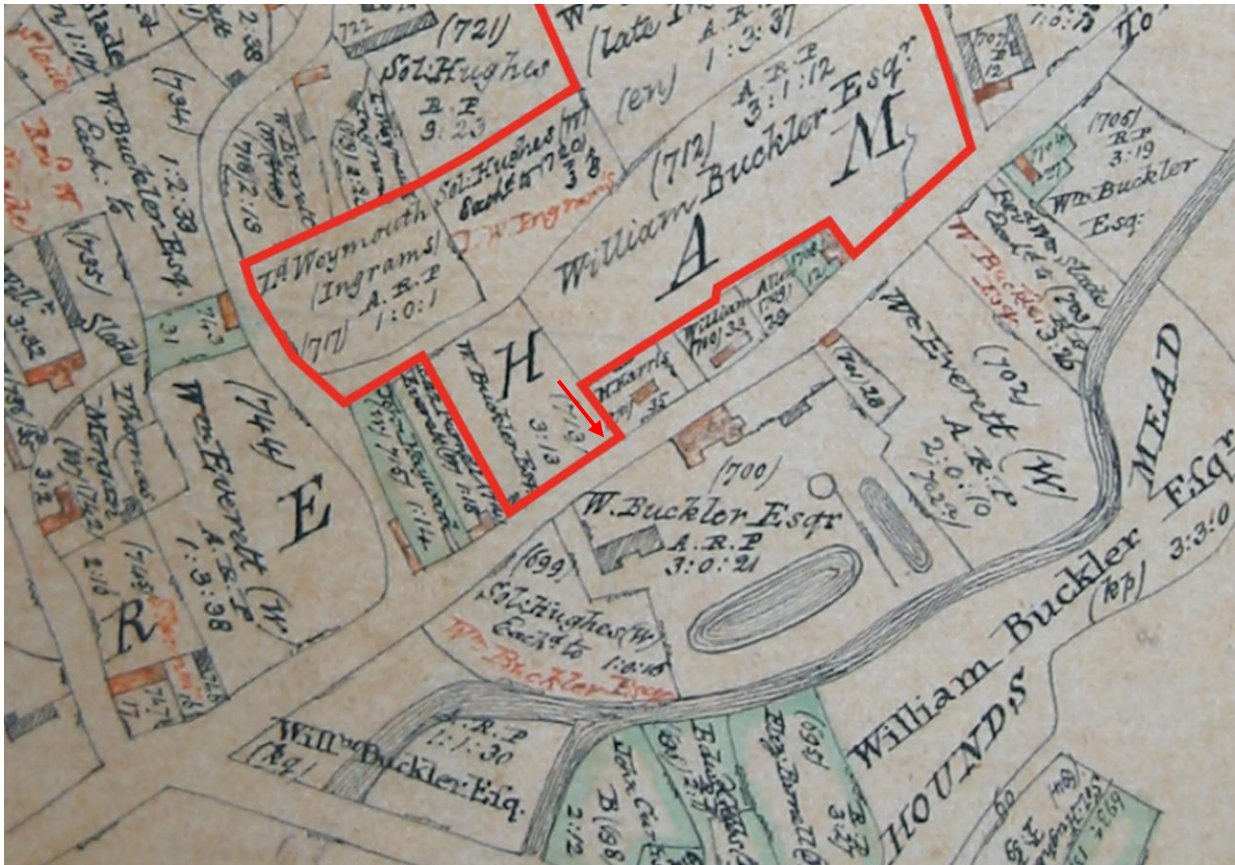
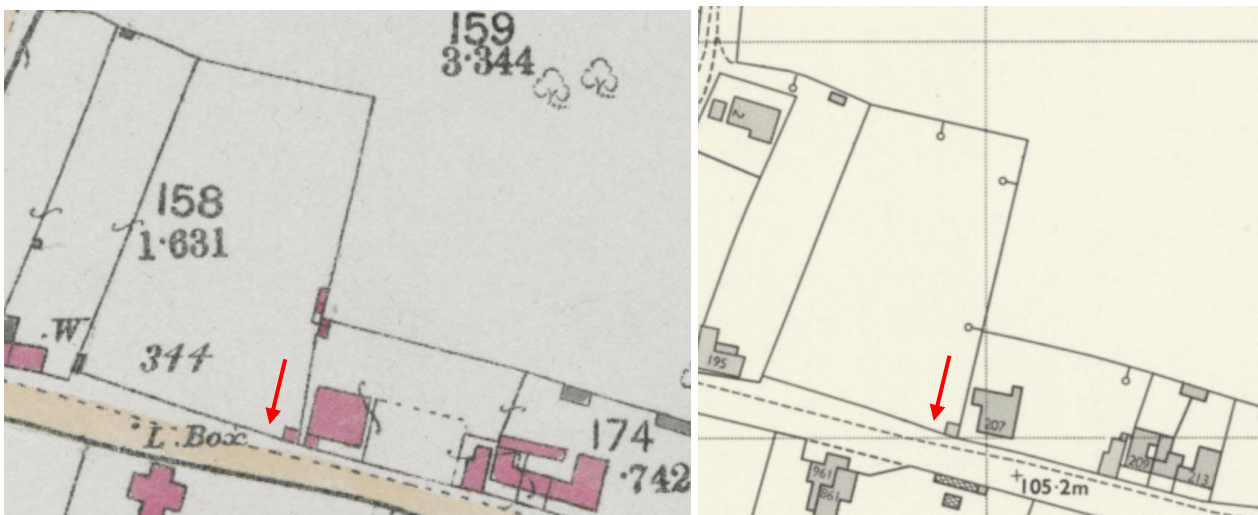


Figure 6 Historic mapping from 1873-88 (left) and 1951-75 (right). The location of the blocked entrance is indicated with a red arrow.



Proposed Development

The LBC proposes to re-open the blocked entrance of the wall to the west of The Cotes by:

- 1 Removing the modern timber gate and temporary propping/boarding.
- 2 Repairing the wall, as necessary, including replacement of the timber lintel, repointing of the stone/brickwork using a suitable lime mortar mix and repair/replacement of any damaged stone capping.

The proposed repair works are considered to be maintenance works using like-for-like materials that would not affect the special interest of The Cotes and therefore would not require LBC. However, this listed building consent application has been submitted at the request of the Council.

Effect of Proposal on the Significance of The Cotes

The proposed removal of the derelict modern gate, timber boarding and temporary propping, along with the necessary repairs will greatly enhance the appearance of the wall in this location. The existing gate is modern and so does not contribute towards the significance of the wall.

The proposed repairs are like-for-like, ensuring that the historic character and appearance of the wall will be maintained and securing its long-term condition and stability.

Overall, the proposals will preserve the significance and special interest of The Cotes (Grade II) in accordance with: s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act; NPPF Paragraphs 210 and 212, WCS Core Policy 58; and WLP Policy 99.

Design and Access Statement

Design

The proposed repairs have been designed using like-for-like methods and materials, that are compatible with the historic wall construction and its longstanding character and appearance.

The proposal includes the removal of the existing derelict timber gate, which appears to be of a modern design. The entrance will be left open to signify that the new open green amenity space, proposed under the wider residential application for full planning permission, is publicly accessible.

Access

There are no level changes proposed and the existing dimensions of the opening will be maintained. This will provide level access into the site, via a compacted gravel pathway that is proposed as part of the wider scheme. The opening is 2.1m wide and would provide a clear opening for wheelchair or mobility scooter users.

Summary

The proposals are modest and would preserve the significance and special interest of The Cotes (Grade II) in accordance with the relevant legislation, national and local policy. The proposal has come forward

as part of the wider residential development in the fields to the north, whereby the opening will provide pedestrian access to a new area of public amenity space.

If you have any comments or queries regarding the application please do not hesitate to contact myself or my colleague, Zoe Mason (Senior Planner).

Yours faithfully



Madeleine Rigby

Associate Director - Heritage

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