

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

Date: 5 August 2026

Our ref: 65496/02/JFB/MRi/41354176v2

Your ref: ENQ/2025/01241

Dear Ms Sage and Mr Brown

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

This application replaces the original LBC application ref. PL/2026/03056, which was withdrawn on 1st July 2026 at the request of the Conservation Officer, Ms Sage, who requested a new application to include minor amendments to the proposed drawings following receipt of the Condition Appraisal by Historic Building Advisory Service (HBAS). The original proposal, comprising a series of essential structural and sensitive cosmetic repairs to reopen the existing blocked opening, has not changed.

This application is associated with the following 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- 15126526) 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_C_20);
 - b Site layout plan 1:500@A1 (ref. P22-1991 _DE_02_B_15.1);
 - c Existing elevation 1:50 @A1 (ref. P22-1991 _DE_02_B_15.1);
 - d Proposed elevation 1:50 @A1 (ref. P22-1991 _DE_02_B_15.2).
- 3 Heritage Impact Assessment – within this Cover Letter;
- 4 Design and Access Statement – within this Cover Letter; and
- 5 Historic Wall Condition Appraisal and Works Specification (Wall Head Restoration) (July 2026), prepared by HBAS.

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.

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.

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);

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

- 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).

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



Source: Lichfields (November 2025)

Figure 2 Landscape Masterplan proposed under the wider residential scheme (ref. PL/2026/02717). The LBC site is located in the south-west corner of the wider site and circled in yellow.



Source: Pegasus Group

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)



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 condition survey has been prepared by Historic Building Advisory Service (listed in the Building Conservation Directory), which confirms the following:

- *The main fabric to the road side face of the wall is a local high silicate chert sandstone type of material laid as random rubble or roughly squared blocks in lime mortar that has been much pointed with modern cement type mortar, which shows much sign of general surface erosion, but largely stable. The field side of the wall, where visible above high nettles, is largely of brickwork that is laid as a form of English garden wall bond, with a great deal of erosion of the mortar joints as well as brick faces, mostly due to historic frost spalling of similar.*
- *At present the gateway is spanned over a single piece of oak as a lintel, where this is only about 90 mm thick and is suffering from decay at the bearing ends as well general age related loss of strength. A further problem is a result of the un-even loading that is applied to the lintel by a combination of factors such as the manner in which the wall height diminishes over the east side and the retention of the cambered brick arch, which together introduces a point load in an almost central position.*

- The natural Bath stone coping is very severely eroded, with little or no taper and open joints between them so that water has easy access in to the head of the wall and which is likely to be resulting in further disruption and stabilisation of the fabric.
- At present there is a timber vertical pale gate set across the opening, although with the remains of close boarding to the outer face and which is hung on simple wrought iron strap hinges -The timber gate is in a derelict condition.

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.

HBAS has suggested an early-to-mid-19th century date for the wall, based on the brickwork employed. This suggests that it was constructed around the time that The Cotes, which is 18th-century in origin, was re-fronted. However, historic mapping indicates that The Cotes and wall to the west were in separate ownership, historically. The Cotes 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.

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

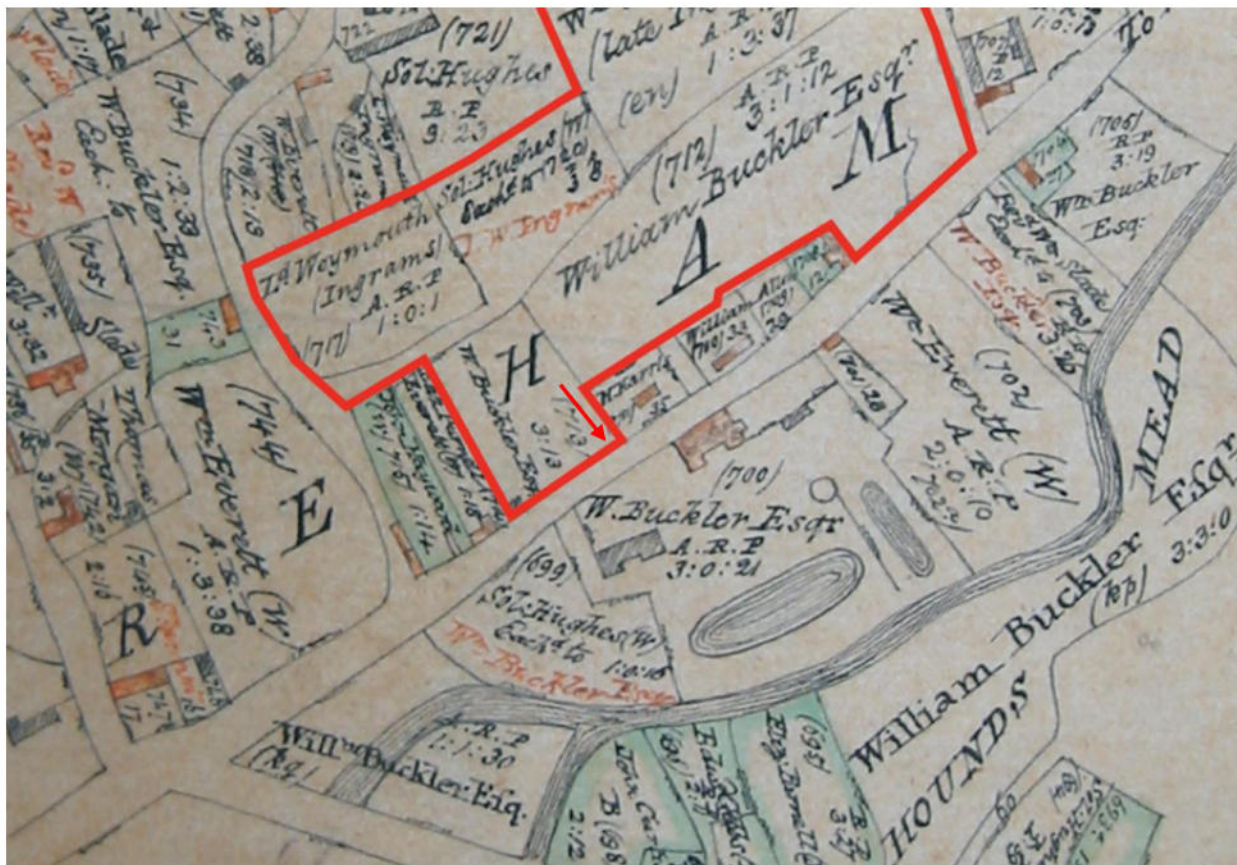
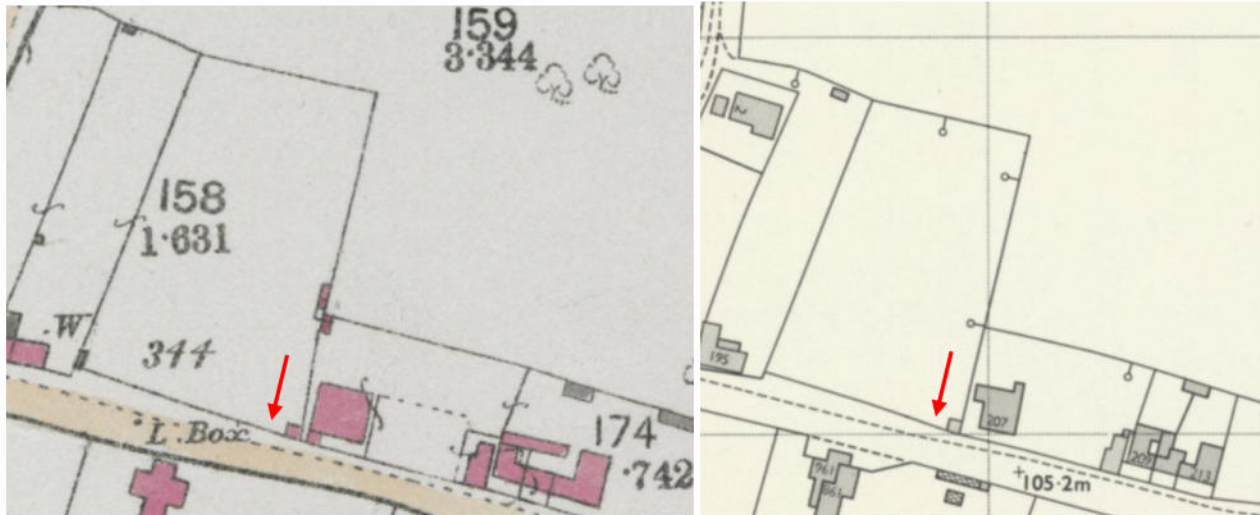


Figure 6 Historic mapping from 1873-88 (left) and 1951-75 (right). The location of the blocked entrance is indicated with a red arrow.



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 was 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. HBAS has attributed the widening of the original opening to the second quarter of the 20th century, based on brickwork analysis. The brick-arch header of the original opening is retained and this feature has evidential value. The wall has some architectural value due to its height and stone rubble construction reflecting the local vernacular.

Proposed Development

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

- 1 Removing the existing timber gate and temporary propping/boarding.
- 2 Essential repairing/stabilisation of the wall, as determined by HBAS (see submitted Works Specification) including:
 - a Rebuilding the head of the wall employing a combination of reinforced stone / brickwork over a new green oak lintel. The raised head would be relocated a small distance to east, for structural loading reasons, and finished with a down curve to replicate the existing.
 - b Raking out and repointing of stone/brickwork using a suitable lime mortar mix.
 - c On the rear side of the wall, cutting out and replacement of excessively eroded or defective bricks with new matching coloured, textured and sized bricks.
 - d Replacement of damaged stone capping in a matching Bath stone.
 - e Removal of the existing gate ironmongery and brickwork restoration, as necessary.

Effect of Proposal on the Significance of The Cotes

The proposed removal of the existing gate, timber boarding and temporary propping, along with the necessary structural and cosmetic repairs will greatly enhance the appearance of the wall in this location. The existing gate is in a derelict condition and its removal would not affect the overall significance of the wall or The Cotes.

The proposed repairs have been specified by HBAS, who are conservation accredited. This includes the use of sensitive materials that reflect the original construction of the wall. For example, replacing inappropriate cement pointing with a suitable lime-based mortar and, where necessary, replacing materials like-for-like.

To ensure the structural stability of the wall, it requires rebuilding above the new lintel. This will use matching/salvaged stone, bricks and lime mortar to ensure the historic character and appearance of the wall is maintained whilst securing its long-term condition and stability. The brick-arch header to the original opening cannot be retained in situ or rebuilt for structural reasons, as confirmed by HBAS. The loss of this feature will remove some evidential value, however, this is justified in the context of making the wall structurally sound, reinstating the pedestrian opening and the aesthetic enhancements this would bring to the streetscene and public safety along Boreham Road.

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 and reconstruction 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. 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

The existing dimensions of the opening will be maintained. The opening would provide level access into the site, via a compacted gravel pathway, as proposed under the wider planning application. 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 in association with 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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