

## Wiltshire Council Planning Consultation Response

6<sup>th</sup> January 2026

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Wiltshire Council Conservation (Central)

Officer's Name: Jon James  
Officer's Title: Senior Planning Officer

**Application No:** **PL/2025/091952**

Outline planning application with all matters reserved (except for access into the site) for the proposed development of up to 210 residential dwellings, and 0.75ha of employment land and ancillary uses, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition existing buildings and structures.  
Land at Penn Hill, Calne

Please find following comments in respect of the above application(s).

**Recommendations:**

|                                     |                                                  |
|-------------------------------------|--------------------------------------------------|
| <input type="checkbox"/>            | No comment                                       |
| <input type="checkbox"/>            | Support subject to comment below                 |
| <input type="checkbox"/>            | Support subject to conditions (as set out below) |
| <input type="checkbox"/>            | Object (for reasons set out below)               |
| <input checked="" type="checkbox"/> | No objections subject to comment below           |

**Scope of comments:** the following comments relate to the built historic environment.

**Site:** the site comprises an area of agricultural land to the north-east of Calne and south of Penn Hill Farm. The latter is noted on the HER as:

*Partially extant 19th century farmstead of L-plan (with attached house). There are additional detached elements to the main plan. The farmhouse is attached to the agricultural range. Isolated location. Large modern sheds have been identified on the site of the farmstead, and may have destroyed or obscured historic buildings. There has been a partial loss (less than 50%) of traditional buildings.*

The submitted Heritage Impact Assessment confirms that the farmhouse and an attached outbuilding, which lies to the south-west of the modern complex, should be considered as a non-designated heritage asset as the house incorporates the much-altered historic farmhouse at its core. The farm complex to the north and east, however, appears to be largely modern.

No designated heritage assets will be affected by the proposals.

**Pre-application:** the proposals seek consent for the construction of up to 210 houses accessed from the existing road leading north from Calne through newly constructed modern housing estates.

**Policy:** The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section 16). The policy requires that great weight be given to the conservation of heritage assets and advises a balanced approach with the public benefits which may result from proposals being weighed against any harm caused. National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy 'Core Policy 57: Ensuring high quality design and place shaping' requires a high standard of design in all new developments to ensure that objectives such as 'i. enhancing local distinctiveness by responding to the value of the natural and historic environment' and 'iv. being sympathetic to and conserving historic buildings and historic landscapes' are met.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

**Assessment:** Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the applications are accompanied by a "Heritage Impact Assessment" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

I agree with the findings of the submitted Heritage Impact Assessment which concludes that there will be no impact on more distant potential non-designated assets and no actual physical change to the remnants of Penn Hill Farm with "the only appreciable harm to settings will be to Penn Hill Farm itself. Loss of the part of the associated farmland would result in a moderate adverse impact on the setting of the farmhouse but given the existing harm caused by the industrial estate and the low-negligible importance of the heritage asset this equates to a slight adverse effect. Increased screening would be of some value, but the loss of the setting would be impossible to entirely mitigate."

At present the remnants of the house and farm remain recognisably a farmhouse set within a farmyard and surrounded by undeveloped agricultural land and the development will inevitably contribute to further erosion of this setting such that the experience of the asset will be diminished, resulting in some harm.

Paragraph 216 of the NPPF requires that the "effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

In this case I would expect at least that the impacts of the encroaching development be mitigated so far as possible by the inclusion of proposals to help to preserve some sense of its agricultural context on this side e.g. an undeveloped buffer area and appropriate landscaping immediately around the historic elements of the farmstead as suggested by the Heritage Impact Assessment. At present this appears to be lacking to the south and west where a development block wraps around the remnant farm within its immediate setting. I would suggest that amendment is required in order to provide appropriate mitigation of the impacts from the development.

**Summary:** The proposals would not result in any harm to designated heritage assets. Penn Hill Farm should, however, be considered as a non-designated heritage asset and proposals are required to mitigate the impact of development on its setting. I would suggest that this should include a buffer and landscaping where the development adjoins the farmhouse to allow the proposals to meet the requirements of CP57 and 58 and para 216 of the NPPF. Subject to this being actioned there would be no objection from the point of view of the historic built environment.