

DESIGN, HERITAGE & ACCESS STATEMENT

relating to

**APPLICATION FOR FULL PLANNING PERMISSION
& LISTED BUILDING CONSENT**

for

RETENTION OF REPLACEMENT BOUNDARY FENCE

at

**POND COTTAGE, 60 THE GREEN, POULSHOT,
DEVIZES, SN10 1RT**

on behalf of

MRS D CLEVERLY

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1. Introduction

The application seeks the retention of a replacement timber fence to the southern boundary of Pond Cottage, 60 The Green, Poulshot, Devizes, SN10 1RT.

2. Site Analysis & Relevant Planning History

Pond Cottage is located in the south west corner of The Green, Poulshot. The building is Listed (Grade II) and lies within the Poulshot Conservation Area. To the south of the site lies a Bridleway. (Ref: POUL11). At the southern boundary of the site lies a drainage ditch, there are no trees within the immediate area with Tree Preservation Orders, however 3No. Crack Willow trees are located along the southern boundary. Over the years consent has been received to carry out tree works to the same Willows as follows;

PL/2025/05916 (August 2025) Pollard to 2.5m above ground level. Previously pollard trees with lapsed pollard cycles – Approved.

16/0768/DDD (September 2016) – works to 2No. Willow trees, removal of all overgrowth to clear footpath. – Approved.

19/57979/TBZ (February 2008) Pollarding of a group of 5 Willow trees to a height of approximately 2 meters. – Approved.

3. Justification for Fencing

During winter (2024/25) Pond Cottage was flooded and damage occurred to the building with required repair. An existing ditch to the southern boundary of the site over the years became blocked with vegetation and debris leading to the flood and subsequent damage. The Owner instructed the contractor to clear the ditch including vegetation. This in turn exposed the existing timber panel fence and it was found to be in poor condition.

As part of the works the Owner sought to carry out works to the Willow trees which formed part of the boundary hedging. An application to pollard the Willow trees was subsequently submitted and approval received – see above.

The pre-developed fence was erected approximately 10-15 years ago and consisted of similar timber panels and to a similar height. The remains of the pre-developed fence can be seen at the south western end. (photograph 4). Before and after photographs are indicated upon Drawing No. 4403-05

Photograph 1&2 respectively. As evidence provided the as developed fence is a replacement of the pre-developed fence.

The cleaning out of the ditch, associated removal of vegetation and pollarding of the Willow trees simply make the replacement fence more visually prominent. Furthermore, the previous fence would have been less prominent as the timber had weathered over time.

The timber fence panels will over a relatively short period of time become less visually prominent as the timber weathers down. The Willow trees by their very nature will grow quickly and the applicant is willing to provide native hedging to the boundary to provide screening to the fence and a habitat for wildlife.

The Bridleway is a well used thoroughfare for horses, walkers and runners. The applicant seeks to retain the existing fence with is a replacement of a previous fence in order to maintain privacy to the garden and house.

4. Heritage Assessment

The fencing, ditch and vegetation has been in situ for many years, and the provision of a replacement fence causes less than significant harm to the Heritage asset.

5. Access

Access to the Bridleway remains unobstructed.

6. Conclusion

A fence, of equal size and appearance, has been in place for several decades. The replacement fence is just that a replacement. It is acknowledged that the current fence appears stark however, essential ditching work to prevent flooding of a Listed Building was necessary which in turn required the removal of vegetation along the boundary.

Within a relatively short period of time the fence will weather down and the Willows will grow back. This along with the provision of native hedging will return the setting to its previous appearance.