

Ms Helen Garside
Principal Conservation Officer
Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



21 January 2025

(Submitted online via the Planning Portal)

Dear Ms Garside

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT FOR REPAIRS TO BELOW GROUND DRAINAGE AT DEVIZES CASTLE,
CASTLE GROUNDS, DEVIZES, WILTSHIRE, SN10 1HL
APPLICANT: MR KAZUHIKO AKAO PLANNING PORTAL REFERENCE: PP-14633106

I have been instructed by Mr Akao, the owner and occupier of the above property to prepare and submit the enclosed listed building consent application via the Planning Portal. The application includes the background set out in this letter as well as the information set out in the plans and supporting documents referred to below:

- The completed Listed Building Application Form and Certificate A
- site location plan at scale 1:1250;
- Design and Access Statement Below Ground Drainage dated November 2025 Ref 1969/020/JN
- Drawing 1969/020/101 Rev C – Existing Below Ground Drainage Photo Survey at scale 1:200 @A1;
- Drawing 1969/020/300 Rev M – Proposed Below Ground Drainage Lower Level at scale 1:100 @ Ao;
- Drawing 1969/020/310 Rev K – Proposed Below Ground Drainage Manhole Schedules;
- Drawing 1969/020/350 Rev D – Proposed Below Ground Drainage Details Sheet 1 details at scale 1:20 @A1
- Drawing 1969/020/351 Rev B – Proposed Below Ground Drainage Details Sheet 2 details at scale 1:20 @ A1
- BSA Heritage, Heritage Impact Statement for Drainage Works.
- NB no fee is due for listed building consent.

This application has been carefully considered and designed by a team of expert specialists. Drainage engineer Alan Baxter has prepared the design and supporting details. He has worked alongside our Heritage and Archaeological advisor BSA Heritage. BSA Heritage sought prior approval from the regional Historic England Inspector of Ancient Monuments (Mel Barge) in relation to these proposed works. During discussion, it was agreed that the low archaeological potential suggested Scheduled Monument Consent (SMC) should be secured for further work. An application has been submitted, and we are awaiting a response.

With SMC in place, further impacts, including those which are refined at a later stage, can be mitigated through suitable levels of investigation.

The proposed below-ground drainage proposals have been designed to utilise as much of the existing drainage runs as possible and are considered to provide an appropriately sensitive scheme that minimises impact to historic fabric and undisturbed ground whilst facilitating a scheme that is suitable to meet modern family and living requirements expected of the 21st Century.

Overall, low to moderate archaeological potential was assessed for the areas affected by the drainage proposals, with a minor level of impact considered likely. Therefore, it has been recommended that all excavation for new inspection points and trenching for pipes is subject to an archaeological watching brief. Replacement of gulleys within the existing drive and refurbishment of existing drainage elements will not require monitoring.

I trust this submission includes all the necessary information for you to grant consent. If you have any queries or need to arrange a site visit, please contact me on the number below or email me at cwatkins@lpplanning.co.uk.

Yours sincerely

Charlotte L Watkins

Charlotte Watkins BA Hons BTP MRTPI
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Enc.