

100
YEARS



Campaign to Protect
Rural England
Wiltshire

23 February 2026

CPRE Wiltshire

For attn Case Officer Hannah Brown

Dear Ms Brown

Refs PL/2026/00377 & PL/2026/00510

Site Address - The Old Vicarage, Wilsford, Pewsey, SN9 6HB

Proposal - Single storey rear infill extension & conversion of garage and LBC

CPRE Wiltshire have considered the above application and, although we have no objection in principle, we do have concerns that as currently presented, the application has several material omissions that would prevent the Planning Authority from making an informed assessment of the impact on this sensitive site.

Based on policy conflicts and technical gaps are objections are as follows:

1. Omissions in Heritage & Policy Context

- **Conservation Area Status:** The applicant's Heritage Statement pays little regard to the **2004 Wilsford Conservation Area Statement**. We maintain that this document remains a vital baseline for the village's character, which has seen negligible change since its adoption. The proposal fails to respect the "special qualities" and "historic plan" identified therein.
- **National Landscape (AONB):** The application entirely omits reference to the **North Wessex Downs National Landscape (NWDNL)**. This is a significant oversight, as the development must be weighed against the statutory duty to conserve and enhance the natural beauty of this area.

2. Ecology and Biodiversity (Statutory Requirements)

- **Protected Species:** No **Preliminary Roost Assessment (PRA)** or ecology report has been submitted. Given the presence of bats in surrounding treelines and known barn owl hunting grounds, the application is currently in breach of **Core Policy 50** and the **NPPF (para 193d)** regarding measurable net gains.
- **Salisbury Plain SPA:** The site sits within the 6.4km zone of influence for the **Salisbury Plain Special Protection Area**. No Appropriate Assessment has been provided to address recreational pressure on the Stone Curlew.
- **River Avon SAC (Nutrient Neutrality):** The site falls within the River Avon catchment. No **nutrient calculations** have been provided regarding phosphorus discharge. Under current

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legislation, the Planning Authority cannot legally grant permission until "Nutrient Neutrality" is demonstrated.

3. Impact on Dark Skies (NWDNL)

- The proposal introduces significant glazing and rooflights to the north and south elevations.
- Wilsford is noted for its **Dark Skies**, a core characteristic protected by **Objectives DE 04 and DE 08** of the AONB Management Plan (2025-2030).
- Without mitigation (such as non-reflective, low-transmittance tinted glass), the resulting light spillage would be contrary to **Wiltshire Core Policies 51 and 57**.

4. Design and Fabric

- **The Dining Room Extension:** There is a concerning lack of detail regarding external materials and colour palettes, making it impossible to judge the impact on the Grade II listed host building.
- **The Coach House:** The proposed windows and doors on the northern and western elevations ignore the building's functional history. The upper door was historically for forage/bedding, converting this to a standard domestic window/door assembly result in an **irreversible loss of character** to a curtilage-protected or listed structure.
- Roof lights - there is no indication/detail that these would be 'Conservation Roof lights'.
- There is no detail of any outside lighting that might be installed and details would need to be submitted that will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans should be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Conclusion

Due to the missing information and the conflict with the Local Plan, we request that this application be deferred until the Applicant provides the necessary ecology, nutrient and dark skies assessments and design detail as indicated above.

Should the application be approved, we request that the following conditions be applied.

1. **Ancillary Use:** The Coach House must remain strictly ancillary to The Old Vicarage and may not be sold or let as an independent dwelling.
2. **Construction Hours:** For the amenity of neighbouring residents, site works should be limited to **08:00–17:00, Monday to Friday**, with no weekend or Bank Holiday working.

Yours sincerely

Anne Henshaw

cc. Councillor Paul Oatway - Pewsey Vale West Councillor email: Paul.Oatway@wiltshire.gov.uk

cc Parish Clerk Charlton St Peter & Wilsford PC email: clerk@cspw.org.uk