

Wiltshire Council Planning Consultation Response

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Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: PL/2026/01759
Demolition of various agricultural buildings. Erection of replacement agricultural shed and extension of existing agricultural shed.
Gore Cross Farm, Gore Cross, West Lavington, Devizes, SN10 4NA

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

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

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

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-216 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property was a Grade II listed building.

Proposal: The proposal seeks the demolition of various agricultural buildings. Erection of replacement agricultural shed and extension of existing agricultural shed.

Relevant planning history: K/13806 and K/18740 - these are files for notifications made under the MOD's Crown Exemption from the usual planning controls. References on old Kennet access database say that the building was then in poor condition and part collapsed.

Assessment: The LB was demolished in the 1990s and there are therefore no designated heritage assets on the site (the building was only listed in 1988 when it was already largely unused and only for storage so there won't be curtilage structures) and the consult is not required because it is outside our remit for that reason, therefore no comment.