

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/02472
Details of Landscaping, Appearance, Layout and Scale pursuant to the outline planning permission PL/2023/01880 approved at appeal (APP/Y3940/W/24/3352160)
Land Rear of 117, High Street, Dilton Marsh

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 66 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 application area abuts the village of Dilton Marsh. It covers an area c 3.8 hectares and comprises former agricultural land laid down to pasture, now grassland and paddocks. There are no designated heritage assets within the application area. There are a number of nearby listed buildings – Dilton Marsh Junior School, Holy Trinity Church, 73 and 75 St Marys Lane, 6 and * St Marys Lane, these are Grade II apart from the church which is Grade II*. There are no other heritage assets.

Proposal: The proposal seeks details of Landscaping, Appearance, Layout and Scale pursuant to the outline planning permission PL/2023/01880 approved at appeal (APP/Y3940/W/24/3352160).

Relevant planning history: PL/2023/01880 approved at appeal (APP/Y3940/W/24/3352160).

Issues: impact on the setting of neighbouring listed buildings.

Assessment: The proposed development lies to the north of the church and the school, behind a row of existing buildings, themselves set back from the street frontage. The application area is not visible in this view. From within the application area itself, the tower of the church is visible above the roof lines of the High Street fronting cottages, as one looks across the site. From this view the body of the church, and the greater part of its architecture, is not visible. Views of the church can be gained from the higher ground of the public footpath to the north of the settlement. While the church is clearly visible in this view, there are modern properties in the foreground of this view. The application area would not be visible in this view until the higher part of the hillside is reached and it is considered that only rooflines of the new properties would be visible at most.

Numbers 73 and 75 St Marys Lane stand on an unusually large plot of land at the corner of St Marys Lane and High Street. Numbers 6 and 8 St Marys Lane stand further north along the Lane. The settings of both heritage assets comprise their immediate gardens and their roadside locations within the historic settlement and this setting makes a low contribution to their significance. Neither has designed views or intervisibility and it is not considered that the setting of either is susceptible to harm from visual intrusion. Although there may be views of the assets which include the development area in the background, these views are largely screened by vegetation and any visibility of new houses would not detract from, or interrupt the appreciation of those aspects from which the assets derive their significance.

Regarding materials, it is helpful to see that the materials do reflect the local vernacular palette, including the use of stone (which it is hoped will be natural stone rather than artificial). It would be helpful to see the use of Roman tile as well as clay tile.

The boundary treatment plan does not include stone walling, which is prevalent in the locality, whereas estate railing as proposed are not a local feature.

There is a dominance of on street parking to the front of properties, particularly the affordable, which is not tenure blind.

There is no provision of street trees as required by the NPPF. This will lead to a very car dominated hard environment.

However in regard to the setting of the listed buildings, the development will have little effect on the significance of any of the heritage assets.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.