

Ms L Dowd
Planning Officer
Wiltshire Council

25 March 2026

Dear Ms Dowd,

**PROPOSED DEVELOPMENT ON LAND AT
EAST GRAFTON, WILTSHIRE
(PL/2025/08985)**

Addendum to the Heritage Statement

I am writing to you, as the author of the Heritage Statement submitted as part of this application, in response to the conservation comments on the planning application for a new house on a plot of land to the west of East Grafton.

The Conservation Officer states that the development of part of this currently open area of agricultural land:

'does affect the setting of this designated heritage asset, the character or appearance of which it is desirable to preserve or enhance.'

'The development of this rural site has the potential to cause visual harm to the approach to the conservation area through development eroding the rural backdrop. Although it is recognised that on entering the conservation area that the north-western approach takes in mainly 20th century houses, most of which have no architectural interest, and a former pair of 19th century cottages.'

The acknowledgement that the section of the conservation area opposite the development site contains largely modern buildings of no architectural interest is welcomed. I would reiterate that Park Cottage, the only historic building in this peripheral part of the conservation area, is a former pair of 19th century cottages that has been heavily altered and is of minimal architectural interest. Although there seems to be a recognition that this part of the conservation area has little, if any *special* architectural or historic

Forum Heritage Services

Forum Heritage Services Ltd is a company registered in England Wales No. 6287547
3 St Margarets Close, Salisbury SP1 2RY
07875 492546 bodedwards@forumheritage.co.uk
07790 771531 jameswebb@ forumheritage.co.uk
www.forumheritage.co.uk

interest, the objection doesn't appear to fully reflect this lack of significance – the response is based on the proposal being adjacent to the boundary of the conservation area, not on the *actual significance* of the area, or the ability to experience the heritage asset.

The Heritage Statement sets out a detailed assessment of the minimal significance of the adjacent part of the conservation area due to the fact that there are no buildings of architectural or historic interest meriting conservation area designation. This means that it is not possible to recognise the presence of the designated area from the character and appearance of this section of the street. Therefore, if the heritage asset cannot be recognised, there will be no harmful impact upon the experience of the conservation area, nor on the ability to understand or appreciate its significance. This is the primary test for assessing the impact of change within the setting of a designated heritage asset.

Harm to the wider setting of the conservation area is also claimed. Whilst the core of the conservation area is clearly of high significance, there is modern development to the north and north-east, but the presence of these areas does not diminish the quality of the core area around the green. One might counter the argument that the development of this field harms the rural character of the setting of the conservation by pointing out that when approaching East Grafton from either the west or the east one travels through miles of rural landscape and that the rural character of the core of the village and conservation area will be continue to be more than evident, even if this plot of land is developed for housing, particularly as it does not have a direct relationship with the part of the conservation area that is of significance, and the development remains within the recognisable limits of the settlement.

The conservation comments present a specific objection to the proposed house with regards to its form and scale, stating:

'The conservation concerns also relate to the size of the design of the proposed house which is somewhat oversized and stretched in appearance. Concerns also related to the poor architectural detailing such as the unduly horizontal casement windows and the awkward proportion or brickwork to windows.'

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However, it is notable that the Conservation Officer provides guidance as to the form and scale of house, which may be acceptable on this site which suggests that there does not appear to be an in-principal objection to the proposed development.

In response to the conservation comments the design has been revised, reducing the scale of the house as well as details such as the fenestration, the more modest house now having gabled dormers to the upper floor and smaller, three-light casement windows to the ground floor, a form that is often seen in houses of this form from the later 18th and 19th centuries. This revised design represents a more modest 'rural' style building, and it is considered that the revision provides a satisfactory response to the Conservation Officer's concerns and positive guidance.

As such, it is considered that the current scheme conforms to the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local plan policies.

Yours sincerely

Bob Edwards BSc (Hons) PG Dip IHBC MCIfA
Director, Forum Heritage Services

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