

Wiltshire Council Planning Consultation Response

14th July 2026

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Principal Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Gen Collins
Officer's Title: Principal Planning Officer

Application No: PL/2026/03375
Outline application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings (including affordable housing), with public open space, structural planting, landscaping, and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.
Land off Storridge Road, Westbury

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

Recommendations:

☐	Comment
☒	No objection
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)

Scope of comments: The following comments relate to the conservation of the built historic environment. Other issues, such as those relating to the impact on the wider landscape in general and to below ground archaeological deposits will be subject to consideration by other colleagues within the Council whose specific disciplines relate more closely to these issues. I note that we have not previously been consulted on this site.

National Policy and guidance: 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 (PP) requires that **special regard** be given to the desirability of preserving 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 214-16 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.

Historic England publication "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) notes that "The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Local Policy: 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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Proposals: the application is an outline proposal for a residential development of up to 165 residential units with associated infrastructure works and public open space.

Issues: impact on the settings of designated and non-designated buildings and structures of heritage significance.

Information considered/provided:

Pegasus Group – Heritage Statement ref. P17-2345 22/05/26
CSA Environmental - Design and Access Statement April 2026

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, the applications are accompanied by the above referenced "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect. I am generally in agreement with the findings of the Statement in so far as it identifies both designated and non-designated assets likely to be impacted by the proposed development and describes their significance and the contribution that the site makes to this.

Site and history: the site is located to the north-east of Westbury. It comprises one large, relatively level, agricultural field bounded by industrial development and agricultural land to the north, residential development and agricultural land to the east; residential development to the south, and a woodland belt to the west.

Assessment: No designated heritage assets are located within the site itself and those identified within the study area are at some distance.

The Heritage Statement outlines the establishment of a prisoner of war (POW) camp immediately to the south-east of the site during the Second World War and this is evidenced by cropmarks and on historic air photographs. A transit camp used by the US military prior to the Normandy Landings is also recorded across a wider area which extends to the northwest and south-east of the site. However, whilst the evidence is of historic interest, no standing buildings remain and it is understood that no evidence of the POW buildings or buildings associated with the former transit camp were recorded during the trial trench evaluation within the site. As a result, adequate mitigation for the development of the former location of these facilities is provided by the recording undertaken.

Summary: I am in agreement with the Heritage Statement that there are no overriding-built heritage constraints to the proposed development and I therefore have no objections to the application.