

G. Wright
Development Management
Wiltshire Council
Salisbury
SP2 2HX

Our Ref: P01607046
24 August 2026

Dear Georgina

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

**Land adjacent to A345, High Post, Salisbury, SP4 6AT
Application No. PL/2026/01867**

Thank you for your letter of 03 August 2026 regarding further information on the above application for planning permission. Based on this information, we refer you to our original response and advise that our position remains unchanged.

Historic England Advice

As per our previous advice, Historic England recommend that a decision on this application is not taken until the applicant has provided further information on the development to allow a better understanding of the potential impacts on the highly designated heritage assets. This will need to include:

- Updated Zones of Theoretical Visibility (ZTV) to include a wider area and to align the two different ZTVs within the Historic Environment Assessment (HEA) and the Landscape and Visual Impact Assessment (LVIA).
- Assessment of the lighting on the Outstanding Universal Value (OUV) of the WHS (using updated ZTV and lighting strategy)

Updated and aligned ZTVs

An extension to the ZTV is warranted as it is standard practice to extend a ZTV to cover significant designations. We note that a Landscape Response has been provided by the applicant. However, this does not explain the differences between the Zone of Theoretical Visibility (ZTV) in the HEA and LVIA, and these need to be reconciled.

The current LVIA ZTV (Figure 3) indicates that there are two areas of potential visibility within the Stonehenge, Avebury and Associated Sites World Heritage Site (WHS) near Staircase Plantation and Hill Plantation. If this visibility - and any wider visibility in the WHS - will be

screened by intervening vegetation, buildings, or topography, then this should be transparently and robustly evidenced. For example, by running a comparative screened ZTV and detailing (potentially supported by photos) how, and by what, each area of visibility is screened.

Lighting Assessment

The assessment of lighting impacts is necessary to fulfil the requirements of the WHS SPD (p.50) as there may be an impact in relation to Attribute 4 and Dark Skies. Also, the HEA states that a suitable lighting strategy is needed to mitigate any cumulative impacts from the lighting on the OUV of the WHS (8.27).

Cumulative Assessment

We would reiterate the need for the cumulative impact of this application and that of nearby projects to also be assessed, including in relation to the above factors.

Recommendation

The additional consideration of impacts should continue to take account of the guidance in *UNESCO, ICCROM, ICOMOS & IUCN (2022) Guidance and Toolkit for Impact Assessments in a World Heritage Context*, with specific reference to the WHS' attributes of OUV, as well as considering the significance of the site in line with relevant HE advice.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice on the additional information being requested, please contact us.

Yours sincerely

Michelle Statton

Job Title: Inspector of Ancient Monuments

Email: michelle.statton@HistoricEngland.org.uk