



Julie Mitchell
Wiltshire Council - Development Management
County Hall
Bythesea Road
Trowbridge, Wiltshire
BA14 8JN

Our Ref: P10003449
26 August 2026

Dear Julie Mitchell

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

**Land at Church Lane, Limpley Stoke, Wiltshire
Application No. PL/2026/04461**

Thank you for your letter of 10 August 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

Summary

The proposed community farm would cause harm to the setting of the grade II* Church of St Mary. Historic England considers that further information is required to enable a robust assessment of the heritage impacts.

Historic England Advice

Significance of the Church of St Mary

The Church of St Mary has 10th century origins with significant phases of later development, including the west tower in the 15th century, and the addition of the south aisle in about 1920. Built of local, dressed limestone with a rendered nave, and a stone-slate roof, the Church has an architectural character that is reflective of the local vernacular building traditions.

The churchyard to the east of the church contains several burials, including the grade II listed mid-19th century chest tomb, known as the Daniell Monument, and three grade II medieval ledge tombs. The graveyard and its monuments make a significant contribution to the architectural and historic interest of the church. From the churchyard are far reaching southerly views that contribute to its rural setting.



The significance of the Church of St Mary is recognised in its status as a grade II* listed building of more than special architectural and historic interest.

Summary of proposals

The proposals include new site access from Church Lane; on-site parking for eight vehicles; three polytunnels; a packing shed; a tool shed; and a staff and volunteer welfare room.

Impact of the proposals

The proposed development site is an agricultural field to the immediate east of the Church of St Mary and its churchyard, and approximately 100m to the west of Freshford Conservation Area. The proposed community farm will have an impact on the open rural setting of the church, introducing modern structures and movement to its setting.

The proposed concentration of structures to the north of the field would appear to be the least impactful location. The additional tree planting, intended to offer more screening, will provide some mitigation against the development but will also contribute to the further reduction of the open rural character of the church's setting.

Position

Historic England's Advice is provided in line with the importance attached to the significance and setting of heritage assets as recognised by the National Planning Policy Framework (NPPF).

In the consideration of the impact of the proposed community farm substantial weight should be given to the conservation of the grade II* Church of St Mary and its setting (NPPF, HE6:1).

Based on the information provided it is Historic England's view that the proposed development will cause harm to the significance of the Church of St Mary through a change in its setting. This will be through the loss of open rural land that forms part of its setting and contributes to its significance. This harm should require clear and convincing justification (NPPF, HE4:2).

It will be for your authority to weigh this harm against the public benefits of the proposals (NPPF, HE6:4).

We acknowledge that the application is supported by a number of documents, including a Heritage Statement and Impact Assessment; Landscape & Visual Appraisal; Planning,



Design and Access Statement; and the Business Plan. These documents provide evidence for the reasons for the chosen location of the development and the overall design and scale of the proposals. There are however no wireframes or visualisations/photomontages of the proposed development. This makes it difficult to accurately assess the impact of the structures and additional tree planting on the setting of the Church of St Mary.

Historic England considers that further information is therefore needed to fully understand the impacts of the proposals and assess the harm.

We would request that indicative views are provided from and to the churchyard with visualisations of the proposed buildings and additional tree planting.

We also refer you to our published guidance on the setting of heritage assets:

[The Setting of Heritage Assets](#)

Recommendation

Historic England recommends that in determining this application your Council should weigh the harm which the proposed development would cause to the significance of the Church of St Mary against such public benefits as the development may procure. In doing so, it should give substantial weight to the conservation of this designated heritage asset.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Lucy Foster

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