

Ms H Clarke
Planning Department
Wiltshire Council
County Hall,
Bythesea Road
Trowbridge
BA14 8JQ

18th September 2026

Dear Hayley,

Retrospective Application for the Erection of an Ancillary Office / Store

At: Malet Arms, Newton Tony, SP4 0HF

I write today to apply for retrospective planning permission for the construction of an ancillary office/store to the rear of the Malet Arms.

Background

In November 2025 planning permission was granted for the erection of an ancillary office / store to the rear of the Malet Arms (PL/2025/07710) and on 14th April 2026, the only pre-commencement condition was discharged, allowing construction to proceed. Construction was completed in May 2026.

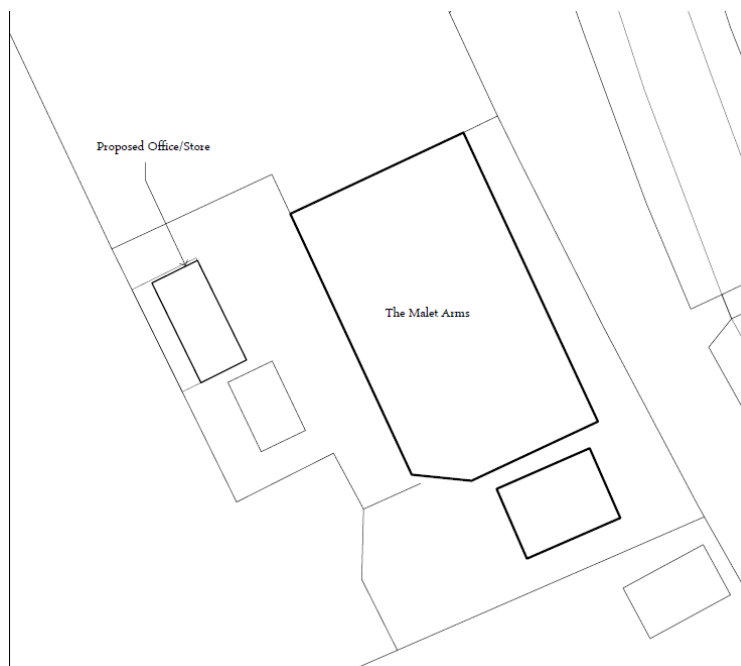


Figure 1 - Approved Site Plan

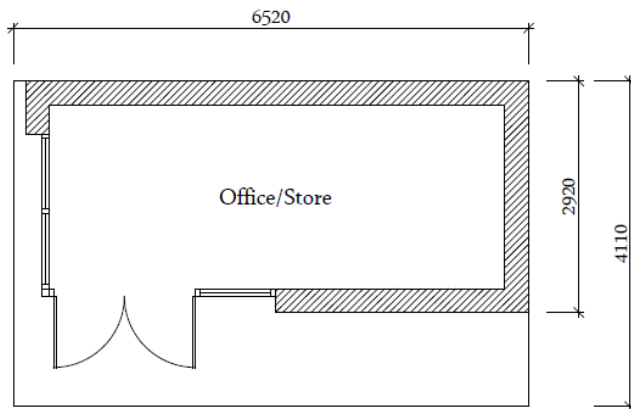
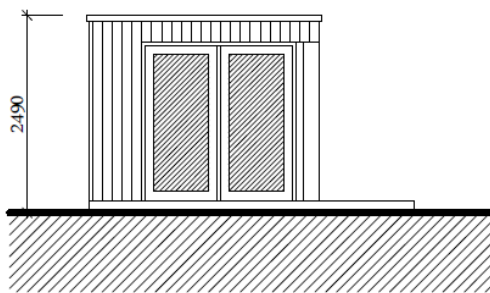
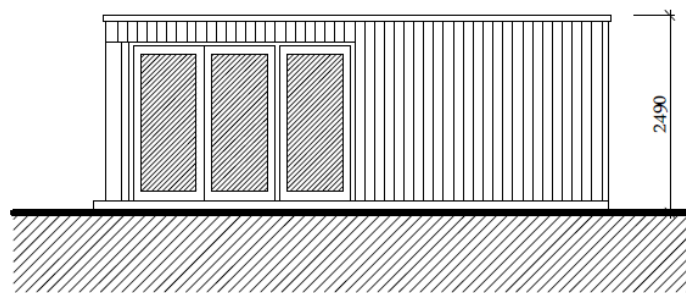


Figure 2 - Approved Floorplan

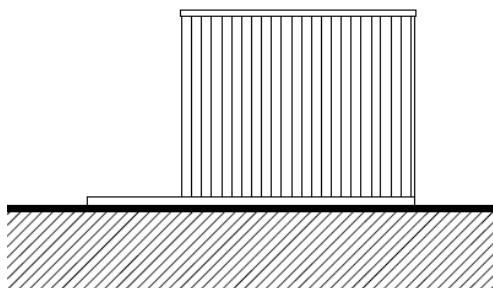


Side Elevation

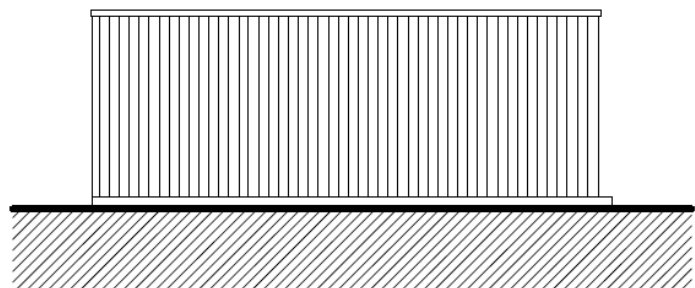


Front Elevation

Figure 3 - Approved front and side elevations



Side Elevation



Rear Elevation

Figure 4 - Approved Rear and Side elevations

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Figure 7 - As built from North

Principle of Development

For the purposes of the Wiltshire Core Strategy, the site is located within the countryside, where there is a general presumption against development. However, the proposal is for a small addition to support the ongoing viability and vitality of an existing public house which is both a rural business and a key facility for the local community.

Paragraph 6.70 of the WCS, part of Core Policy 49 ‘Community and rural facilities – supporting the post office, shop and public house’ states the following:

“Public houses are important to the fabric of village life. There has been little evidence of the diversification into joint facilities as promoted nationally. It seems inevitable that this trend will continue unless we can produce two-fold measures based on firstly improving their viability by striving for sustainable communities, encouraging diversification, and secondly by taking a hard line on change of use applications. However, the latter will not work without the former”

Furthermore, Paragraph 6.71 states *“there is a need to protect and encourage the development of rural services and facilities in Wiltshire to ensure that settlements, particularly those named in this Strategy, can still meet some of the day to day needs of the people who live in them”*.

The WCS therefore clearly recognises the importance of public houses, particularly in rural areas, and supports means to ensure their longevity and viability.

Further, a new National Planning Policy Framework (NPPF) was released on 17th August 2026, with policies taking immediate effect. This should be treated as a material consideration of ‘critical importance’ (Para 1).

Policy S5 relates to the principle of development outside of settlements, with S51 stating development which falls within a category listed *“should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”*.

S5.1.b relates to *“Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary”*. As the development would fit squarely in this category, being a building to support the viability of a rural public house, the principle of development should be accepted.

It is also important to note that the principle of development on the site was previously accepted as part of the original application (PL/2025/07710) prior to having the additional policy support of the NPPF.

Design & Impact on Heritage Assets

The Malet Arms is a Grade II listed building and located within the Newton Tony Conservation Area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Policy designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Listed Building description reads:

“Inn. Early C18. Colourwashed brick with tiled roof. Two storeys, 4 window bays. Lobby entry plan of 3 bays. Boarded door in second bay with simple flat canopy. Plat band. Twelve-paned sash windows with

segmental headed openings and-fluted keystones. Large C18 window to right of door with 3 centred head. Cogged eaves. Roof half hipped with rendered stack. Lean-to extension to right. Interior has chamfered spine beams with run-out stops and open fireplace. Roof of 3 bays with chamfered purlins and windbraces to central bay.”

The proposed outbuilding is located to the west of the pub, and therefore it is not visible from the public highway. It is also not visible from any other public rights of way. It can be glimpsed from the car park, and in some views from the pub itself, but as it is sited behind the existing outbuilding, these views are minimal. As such, the proposal does not result in harm to the Conservation Area or Listed Building, whilst helping to ensure the viability of the public house.

In assessing the original proposal, the Conservation Officer stated *“The Malet Arms is listed building in the Newton Tony CA. The grade II listed Field Lodge to the north, has slight intervisibility with the site. The LPA is required to pay special regard to the desirability of preserving the setting of listed buildings by section 66 of the PLBCA Act 1990, and special attention to preserving or enhancing the character and appearance of CAs. The NPPF and CP58 also apply. I am satisfied that the modest outbuilding would have no adverse impact on the character or setting of any of the heritage assets and may help support the viability of the business.*

Overall, it is considered that the scale, mass, height and design of the proposal are considered to be appropriate to maintain the character of the application site and wider area and is not considered to pose unacceptable harm to the heritage assets or special landscape area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the Wiltshire Design Guide. The development is also considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.”

Given the very limited revisions to the design and minor amendment to siting of the building since last approved, it is considered that these comments continue to apply.

Flood Risk

The proposed outbuilding is located within Flood Zone 3. However, it should be noted that the proposed use is office accommodation ancillary to the public house, and would be used by staff rather than patrons of the pub. The proposal will not increase employment at the site, but rather will enable

the existing staff at the Malet Arms to carry out their work more effectively. It does not therefore increase the risk of damage or danger from flooding at the site, as the pub itself is already located in flood zone 3 and has been located there for around 300 years.

As the footprint of the building is less than 250sqm, the sequential test is not required, and as an office or store use, the development is characterised by Annex F of the NPPF as 'less vulnerable'. As such, the exception test is also not required.

Table 3: Flood risk vulnerability and flood zone 'incompatibility'

Flood zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a †	Exception test required †	X	Exception test required	✓	✓
Zone 3b *	Exception test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should be refused

Figure 8 - Table 3, Annex F of the NPPF

However, accordance with NPPF Policy F4 a Flood Risk Assessment has been provided.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The outbuilding has been constructed on an area of existing hard standing and as such has not impacted any habitat or species.



Figure 9 - The site prior to development

However, in order to ensure no impact on habitats or species in the wider area, the outbuilding was constructed in accordance with the Construction Method Statement approved by condition discharge on the original application (PL/2026/01628).

Residential Amenity

The outbuilding was previously assessed as not resulting in impact on the amenity of residential neighbours due to its limited scale and distance from these. The revised siting is so similar that this view would not reasonably change and the proposals therefore accord with Core Policy 57.

Conclusions

In November 2025 planning permission was granted for the erection of an ancillary office / store to the rear of the Malet Arms (PL/2025/07710). It has since come to light that the building was unintentionally built in a location slightly different to that approved, and whilst the overall dimensions,

fenestration and details match that of the approved, the roof has been constructed as a shallow monopitch, rather than flat as proposed. This application seeks to regularise these deviations.

This assessment demonstrates that the deviations from the approved scheme are minor and do not warrant a decision maker reasonably now coming to a different conclusion. It should further be noted that the original permission remains implementable, and as such forms a fallback position that should be afforded substantial weight in the planning balance.

For these reasons, we commend the application to you and ask permission is granted as soon as possible.

Yours sincerely

Dan Roycroft

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