

Wiltshire Council Planning Consultation Response

22 September 2026

Janice Gooch
Senior Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Jemma Foster
Officer's Title: Senior Planning Officer

Application No: PL/2026/05911
Permission in principle for a single dwelling
Lane adjacent 39 The Green, Poulshot, Devizes, SN10 1RU

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

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☒	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

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) require 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 Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England's Conservation Principles, Policies and Guidance (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional relevant guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition (2017)
- Historic England Advice Note 2 – Making changes to Heritage Assets (2025)

"The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) which notes that "The importance [of setting] 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."

Proposal: The application is for 'Permission in principle for a single dwelling'. No further information has been provided, such as proposed scale/ form/ etc.

Relevant planning history: NA

Issues: Impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals and in this case any future applications needs to be accompanied by a Heritage Assessment for the conservation area and the setting of the listed buildings.

Significance of assets and contribution of setting: The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the site is its contribution to the character of the conservation area and the setting of the listed buildings which surround The Green, which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area.

Assessment: The submitted information is extremely limited, and therefore a full assessment is not possible to undertake.

Reviewing the historic maps, the proposed site did form part of the same ownership as the group of houses up to (and including) Poulshot Farm, and since the time of the 3rd Ed. Map, it is presumed that these are now under separate ownership.



1840s Tithe Map and 3rd Ed. OS map (1898-1939), with orange arrow showing No. 39.

Historic mapping indicates that there was historically further development to the north of No. 39, comprising what appears to have been an outbuilding, which remains, and a detached dwelling beyond. The former dwelling does not appear to have been a substantial building and, given the character of development in this part of the conservation area and its traditional association with a village farmstead, it is likely to have been modest in scale and simple in form and appearance. As such, the principle of some form of additional development in this location may be acceptable in heritage terms, although this would be highly dependent upon its design, materials, scale, massing and form. Any new development should respond sensitively to the established scale and form of properties within its immediate setting and, in particular, to the distinctive character and pattern of development on this side of The Green, which contrasts with the larger, detached dwellings opposite.

Any future application should be informed by an assessment of the character and significance of the conservation area and should demonstrate how the proposed dwelling, together with its associated access, parking, landscaping and boundary treatments, would preserve, and where possible enhance, its character and appearance. Particular attention should be given to the retention or creating appropriate boundary treatments and the use of traditional materials and detailing which respond positively to the established character of this part of the conservation area.

Consideration for the access to No.30 should also be included within the application as additional access and hardstanding would be unlikely to be supported as this would impact the character of The Green.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be dependent on the proposed design, but the principle is considered to have the potential of causing a neutral impact on the character of the conservation area. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.