

Wiltshire Council Planning Consultation Response

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and part West)

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Application No: PL/2026/04182

Creation of bridge, foot path link / pavement and marked pedestrian road crossing.
Place Farm, Court Street, Tisbury, Salisbury, SP3 6LW

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

Recommendations:

☐	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) 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 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.

The NPPF (August 2026) sets out Government planning policy for England. Chapter 20, *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

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 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)
- Historic England Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency (2026)
- Traditional Windows: their care, repair and upgrading (2017)

The following points are taken from the Historic England document “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“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.”

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.”

THE SITE



The tithe barn (occupied by Messums) is a grade I listed building of exceptional interest. It is also a scheduled monument. As such, when it was converted to a gallery space in 2015 it required scheduled monument consent (handled by Historic England).

'Tithe barn to monastic grange. C15. Rubble stone and dressed limestone, thatched roof, formerly stone slates, with coped verges and staddlestones. Thirteen bays. Central opposing gabled porches with angle buttresses and double chamfered pointed doorways, planked doors, coped verge with finial, west side has C19 Tudor-arched double planked doors either side, north side has square-headed planked doors either side of central porch, either side of porches are 6 buttresses with offsets and 5 tall arrow loop vents. South and north gables have central buttress with arrow loops either side and above. Interior has 13 bays with raised cruck trusses, each with arch-braced collar and upper collar, some are cranked, braced saddle to apex. Three tiers of through purlins, some straight windbracing retained. Reputedly the largest tithe barn in England, though not the longest. Together with the farmhouse and gatehouses (q.v.), this barn is part of one of the finest surviving groups of monastic grange buildings in England. Owned by the Abbess of Shaftesbury until the Dissolution. Ancient Monument, Wiltshire, No 242. (N. Pevsner, The Buildings of England, Wiltshire, 1975; Country Life, 10 May 1919).'

The gate house is also a medieval structure and listed at grade II*, as well as scheduled:

'Outer gatehouse to former monastic grange. C15. Dressed limestone, tiled roof with coped verges and small octagonal stone stack to east gable. Two-storey, 2-window. Front facing road has ovolo-moulded pointed arch with cast-iron gate to left for pedestrian access, to right is large moulded and chamfered Tudor-arched opening for carts, five buttresses with offsets and increasing in height from left to right attached to front of gatehouse and to stepped wall to left. First floor has two C15 two-light windows with Perpendicular tracery. Attached to right is stepped wall with 2 buttresses with offsets. Left return has dog leg stone steps up to planked door of upper room. Right return has buttress with offsets and pointed chamfered doorway leading to cart entry. Rear facing inner gatehouse (q.v.) has double chamfered pointed archways, the larger to left for carts, first floor has two 2-light C15 windows with arched lights, buttress to right with offset, pilaster buttress to left. Interior of cart entry has depressed pointed archway in wall between two entries, deep chamfered beams with stepped stops. Fine surviving example of entrance to monastic grange of the Abbess of Shaftesbury. Ancient Monument, Wiltshire, No 242.'

The other barns within the complex (of later date) are listed at grade II and were converted to offices 20+ years ago. The National Trust regional office is based within the complex.

The group of buildings (barns. Tithe barn and gatehouse) form an exceptional group of listed buildings. The backdrop of countryside makes a strong positive contribution to their setting.

The stone bridge (modern) is not listed but constructed in ashlar stone (Chicksgrove). It makes a positive contribution to the conservation area.

The area is within the Tisbury conservation area for which there is an adopted appraisal. In respect of the Place Farm character area, the document says the following:

'This consists of a superb group of farm buildings originating from a monastic grange, together with a fourteenth century grange (now farmhouse), huge tithe barn, inner and outer gatehouses and interspersed with later farm ranges of cart sheds and stables, forming a large enclosed farmyard. Much of the farmstead has been sensitively converted to a high quality office space.

- *The scale of the tithe barn, especially with its thatched roof, is breathtaking. Similarly the presence of such a solid and robust stone gatehouse seen in this semi rural setting is somewhat unexpected and surprising (figure 20).*
- *The farm complex and monastic survivals – farm house, gatehouses and tithe barn (all of which are grade I listed) form a cohesive group of national importance.*
- *The materials are a mix of rubble stone and dressed limestone, handmade and machine-made clay tile roofs, and thatch (combed wheat reed) to the barn*
- *The view on approaching the conservation area from the east is dominated by the tithe barn running perpendicular to the road and effectively closing the farm complex to the east. The view through the arch of the outer gatehouse reveals tantalising glimpses of the fine farmhouse beyond, adding to the mystery and interest of this historic survival.*
- *The use of the local stone with such consistency throughout this important group, forms part of the local distinctiveness of this area'*

Proposal and officer assessment

The application says: *Creation of bridge, foot path link / pavement and marked pedestrian road crossing.* However, there appears already to be a pedestrian footbridge in situ. Do I take it that this is to be upgraded?



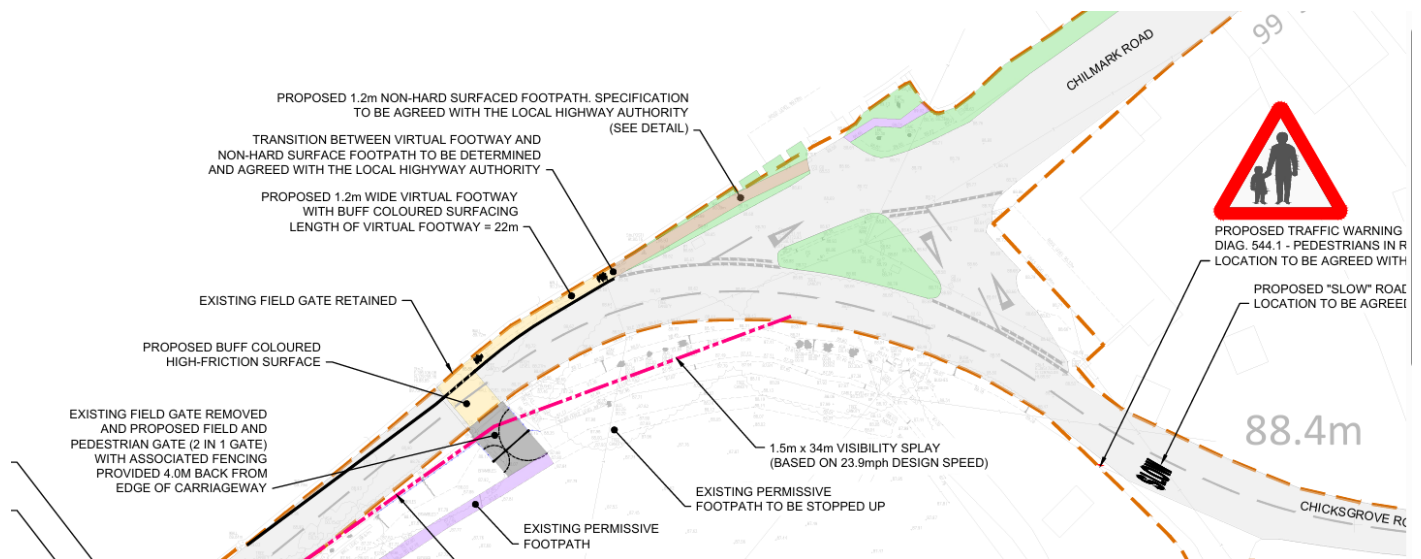
The pedestrian bridge is constructed in wood and has a rural character. As such, it is a neutral feature within this part of the conservation area.

There is no pavement along the road leading towards Place Farm from the junction with The Avenue. The road is lined on one side with an attractive stone wall inset with a traditional field gate. The wall, gate and trees (on both sides) contribute to an appreciation of this being the edge of the settlement and a transitional space into the countryside beyond.



Judging from google streetview (above) there is an informal edge to the road on the wall side.

The proposals encompass



- New warning sign at entrance of village
- New marking on road
- A new section of footpath 1.2m 'non-hard surfaced' (surface is unspecified)
- A new section of footway from the existing gate to the above 'non-hard surfaced' footpath
- Proposed buff coloured high-friction surface across the road.

I have no objection in principle to the creation of a more formal footpath and clearly the need for such a footpath is linked to the uses of the Place Farm complex (application 15/11990/FUL), and it is in the interests of maintaining the complex of buildings through viable uses (particularly the tithe barn) that such a path is required.

The choice of surfacing material is critical. Tarmac of something similar would be inappropriate in this semi-rural setting. I would recommend that they consider in more detail appropriate surface toppings. Something like Breedon gravel or spray tar and chip? I would recommend that this needs to be considered now, rather than left to condition, as it clearly will have a material impact on the setting of the designated heritage assets.

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. In this case, there is a Landscape assessment and the applicants refer to the conservation area and listed buildings, but there is no heritage statement as one would reasonably expect for such a sensitive site. Consequently, it does not meet the requirements of the NPPF.

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

In so far as it relates to the current application, I consider that the semi-rural setting, stone bridge, verdant backdrop and narrow curving road and grass verges, all make a positive contribution to the setting of the Place Farm complex and the Tisbury conservation area.

Assessment:

I consider that the proposals would cause some slight harm to the setting of the Place Farm complex and this part of the Tisbury conservation area.

Policy HE4 requires that heritage assets be conserved in a manner appropriate to their significance and harm avoided unless this has a clear and convincing justification.

Policy HE6 (designated assets) of the NPPF requires a balanced approach with substantial weight given to the asset's conservation and harm caused being weighed against the potential public benefits which might be achieved.

Summary & conclusion

The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial 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 will be a matter of considerable importance and weight which requires clear and convincing justification.

The proposals will possibly result in some slight harm to the setting of the conservation area and Place Farm complex. Any harm could be mitigated by the considered choice of a paving material that is subdued and informal/rural in character.

Policy HE6 allows for harm caused to be weighed against the public benefits resulting from the proposal. However, in this case no objective justification has been provided for the works/it has not been demonstrated that the works will result in any public benefit from a heritage perspective.