

Wiltshire Council Planning Consultation Response

Application No: PL/2026/00219
Address: Land adj to Valentine House, Kingston Road, Shalbourne
Case Officer: Joe Leesam

Please find following comments in respect of the above consultation:

Recommendations:

☐	No Comment
☐	Comment
☐	Support
☐	Support subject to conditions (please set out below)
☒	Object (for reasons set out below)
☐	No objections

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

Site: the site is a paddock that is accessed from Kingston Road and extends back to open fields, with some modern development to the north and north-west, some of which is within the Shalbourne conservation area. Historically the site was, according to the early-to-mid 20th century historic maps, garden to Valentine House, itself a heritage asset within the conservation area, dating from the mid-to-late 19th century. Part of the site boundary is shared with the garden plot of grade II listed Bee Keeper's Cottage, which neighbours Valentine House.

National Policy and Guidance:

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

The National Planning Policy Framework (2021) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment

Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Local Policy:

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire 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."

Issues:

- Impact on the character and appearance of the Shalbourne Conservation Area.
- Impact on the setting of heritage assets.

Assessment:

The proposal is for permission in principle for a residential development consisting of one dwelling on an existing greenfield site within the Shalbourne Conservation area. The site has recent planning history for the site's development with three dwellings, which was withdrawn. The application is accompanied by a site layout and plans of the designed dwelling: a PiP application should only be accompanied by a site location plan, focusing only on land use and the confirmation of number of residential units, in this case one. It should not include layout or design as these are reserved for the next application stage. Therefore these comments only provide consideration of the principle of the development, the change of use and character of the greenfield site and the potential impact this will have on the Shalbourne Conservation Area.

Irrespective of the number of dwellings proposed, the site is essentially infill development on a greenfield site, accessed between non-designated heritage assets as identified in the adopted Shalbourne Conservation Area Statement: development that is considered more urban in character is advised against in the adopted conservation area statement, which states that '*buildings should reflect local character with suburban features and layouts avoided*'.

The village has a strong rural setting and most modern development is concentrated on the fringes of the village and outside of the conservation area, although there are a few exceptions of this. The adopted CA statement concludes that there are limited opportunities for development within it, and that 'the character of the village can be adversely affected by changes to existing buildings especially buildings of historic interest. It is important to recognise, and work with, the form and grain of the village taking into account historic boundaries and overall density'. It is acknowledged that there is some later 20th century development set back from the main road, which is more urban in character, but the presence of such development does not set a precedent for additional development, and particularly when the starting point is a greenfield site. The increase of density of development between existing buildings, and/or behind the main road gradually erodes away the looser character of development and its more sporadic, organic evolution of the development of this rural village, which generally clings to the main thoroughfares through the area.

The change of use of the land from grazing to residential would obviously permanently change the character of the site and its relationship with buildings on either site, including the heritage asset of Valentine House, and the setting of grade II listed 'Bee Keepers'. This change in character by the residential use has the potential to cause less-than-substantial harm to the

character and appearance of the Conservation Area, and the setting of heritage assets, and therefore the principle of development in this location is certainly questioned.

The change in character and land use will have an impact on the designated heritage asset and will erode the rural character of this village streetscene. The NPPF (219) states that “local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” The visual change is likely to have a negative impact on this rural character and therefore the change of use of the land to residential will not ‘better reveal the significance’ of the conservation area, and as such, the proposed development is contrary to policy within the NPPF (212; 215; 219) and within the Wiltshire Core Strategy (CP 57 & 58).

Pippa Card
Senior Conservation Officer
Wiltshire Council Planning

Date: 16/02/2026