

Wiltshire Council Planning Consultation Response

17 March 2026

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation
(South/West)

Officer's Name: Amy Holdsworth
Officer's Title: Planning Officer

Application No: PL/2026/01222
Replacement dwelling
Cherry Bank, South Street, Broad Chalke, Salisbury, SP5 5DN

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.

Policy:

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 or enhancing 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 outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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."

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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

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."

Site and assets considered:

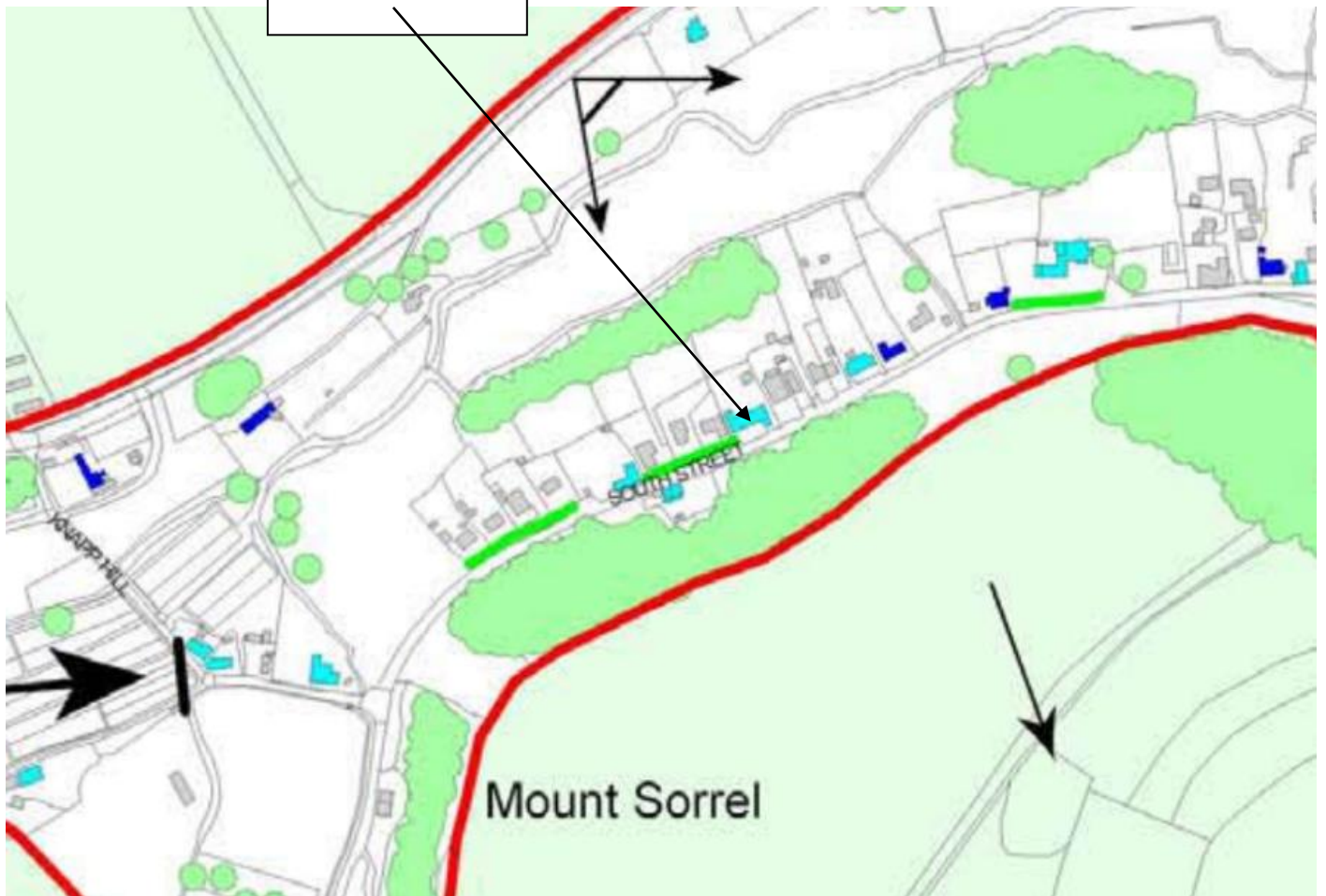
Cherry Bank is a modern unlisted building on the north side of South Street. It is not near any listed buildings (the closest being Tudor Cottage).

It is within the Broadchalke conservation area, for which there is an adopted appraisal. Cherry Bank is next to Cleeve House which has been identified in the Broadchalke Appraisal as being a building that makes a positive contribution to the character of the CA. Chery Bank has not been identified as a building that makes a positive contribution. In view of its diminutive scale and set back in the plot, I consider it has a neutral impact on the conservation area.

Furthermore the Broadchalke Neighbourhood Plan 2019-2026 identifies Cleeve Cottage as a non-designated heritage asset (NDHA) under Planning Policy 3A Heritage Assets pg40.

Cleeve House

Snip from Townscape map in CA appraisal



Proposal:

The proposal is for the demolition of the existing and replacement with a new dwelling.

The existing is a single-storey bungalow (facing South Street) with various extensions to the rear.

The proposed new building would be two-storey and of a traditional character in respect of the front elevation.

In terms of siting within the plot, the existing is set back from Cleeve Cottage such that there is a clear view of the gable end of Cleeve Cottage. It looks as if the proposed new dwelling would sit slightly further forwards?



In terms of materials, essentially the building will be a mix of render and flint with a slate roof. The windows are shown as undivided casements and there is no annotation to the lintels. A timber porch is proposed.

Issues: impact on the conservation area

Information considered/provided:

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, whilst the applications are accompanied by a “Planning Statement” which does include reference to the conservation area. Whilst it is limited in its scope, it is sufficient to meet the requirements of the NPPF.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting (as appropriate):

The conservation area is a designated heritage asset. Not all parts of it, however, will be of significance. I consider that the existing building (Cherry Bank) makes, at best, a neutral contribution to the CA. However, I consider that Cleeve Cottage, as noted in the adopted appraisal (and in the adopted Broadchalke NP), makes a strong positive contribution to the CA. And I consider that the view of the side of Cleeve Cottage, when driving in an east-westerly direction, is a key view that should be preserved.

Assessment:

The proposed building would conceal part of the side elevation of Cleeve Cottage, a non-designed heritage asset as identified in the Broadchalke NP, and as such, I have reservations about the proposed siting of the new dwelling. Furthermore, the increased scale of the new building would result in a cramped form of development if set further forward in the plot¹.

In respect of the materials, whilst echoing those in the area, they are not high-quality such as we can require via CP57. I would recommend brick, or brick and flint, particularly in respect of those elevations visible from South Street.

(I note that the neighbourhood plan document identifies Hillside, which is next to Tudor Cottage, as a good example of a new build according to local opinion. It presents a traditional appearance to South Street, with modern elements to the rear. The handling of the front elevation is well executed in brick and flint.). Its traditional character preserves the setting of adjacent Tudor Cottage, a grade II listed building.



Hillside, South Street

¹ The Broadchalke Neighbourhood Plan (2019-2026) says, at 3.17:

‘Any moves to replace thatch with tile, build unsympathetic extensions or obscure these vernacular buildings with nearby infill need to be resisted’.

Summary & conclusion:

I consider, for the reasons previously set out, that the proposals would have an adverse impact on the Broadchalke conservation area and would therefore be contrary to Section 72 of the Planning LBCA Act 1990, as well as Section 66 of the same Act.

I consider the proposed materials palette would be contrary to the aspirations of CP57 and CP58, which look for new development to make a positive contribution to local distinctiveness and to use high quality traditional materials.