

HERITAGE STATEMENT AND HERITAGE IMPACT ASSESSMENT

Planning Application PL/2026/01199

Prepared in support of the revised proposal and coordinated final response package

1. Introduction and Purpose

This Heritage Statement and Heritage Impact Assessment has been prepared in support of planning application PL/2026/01199 for the erection of a single detached dwelling, an open two-bay carport, a new vehicular access and associated landscape, biodiversity and drainage works on land south of Tudor Cottage, Park Lane, Cherhill, Wiltshire.

Its purpose is to describe the significance of the heritage assets potentially affected by the proposal, including the contribution made by their setting, and to assess the effect of the revised development upon that significance. The principal designated heritage assets are the Cherhill Conservation Area and Deep Thatch, Park Lane, a Grade II listed building (National Heritage List for England entry 1022451), presently known as Tudor Cottage, immediately north of the application site.

The assessment has particular regard to sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (December 2024, amended February 2025), including paragraphs 207, 210, 212, 213, 215 and 219, and Core Policies 57 and 58 of the Wiltshire Core Strategy.

The Council's consultation correspondence referred to paragraph 201 of an earlier version of the NPPF. The equivalent current applicant requirement is paragraph 207, and that current numbering is used throughout this statement.

2. Site Description and Heritage Context

The application site comprises approximately 3,358 square metres of land to the south of Tudor Cottage. It lies within the Cherhill Conservation Area and the North Wessex Downs National Landscape, at the village edge where established residential development transitions towards open land and the wider rural landscape.

The land historically formed part of the wider grounds associated with Tudor Cottage. It is now held under a separate registered title and has been maintained as domestic garden land for several decades. Separate ownership is not relied upon as determinative of listed-building curtilage; the heritage assessment instead considers the site's historical, functional, spatial and visual relationship with Tudor Cottage.

The site contains managed grass, mature trees and groups of trees, established boundary vegetation, domestic infrastructure and a substantial red-brick garage and workshop outbuilding. The outbuilding measures approximately 11 metres by 6 metres and approximately 4.2 metres high. These features form part of the existing physical baseline against which the effects of the complete proposal are assessed.

Tudor Cottage occupies higher ground immediately to the north. The proposed dwelling is approximately 48 metres from Tudor Cottage, with the relationship also influenced by changes in land level, the retained boundary, existing vegetation and proposed native planting. The assessment does

not rely on vegetation alone: the scale, siting, separation and form of the development are treated as the primary and permanent controls on heritage impact.

3. Methodology and Evidence Base

The assessment follows a proportionate staged approach: identify the heritage assets; describe their significance; identify how the application site contributes to that significance; assess the effects of the whole development; and apply the statutory duties and relevant national and local policy.

The evidence base comprises the submitted and revised Design and Access Statement, Design Addendum, site plan, elevations, landscape/ecology plan, drainage plan, tree information, site photographs, consultation responses and the documented design evolution of the proposal. It also has regard to the National Heritage List for England, Wiltshire Council's conservation-area and community-history information, the Wiltshire Core Strategy and the Council's archaeological consultation response dated 13 May 2026.

The archaeology consultation raised no objection subject to a trial-trench condition. This statement therefore does not assert an absence of archaeological potential; archaeological matters are addressed through the specialist consultation response and the recommended planning condition.

This statement has been prepared by the applicant using the submitted technical evidence and professional consultation material. It does not represent itself as an independent expert heritage report. The level of assessment is proportionate to a single-dwelling proposal and the identified Grade II listed building and conservation-area context.

4. Legislative and Planning Policy Framework

4.1 Statutory Duties

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, when considering development affecting a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The section 66 duty is applied below to Tudor Cottage and its setting; the section 72 duty is applied separately to the Cherhill Conservation Area.

4.2 National Planning Policy Framework

Paragraph 207 requires the significance of affected heritage assets, including any contribution made by setting, to be described proportionately and with sufficient detail to understand the potential impact of the proposal. Paragraph 210 requires account to be taken of sustaining and enhancing significance and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 requires great weight to be given to the conservation of designated heritage assets. Paragraph 213 requires clear and convincing justification for any harm to significance, including harm arising from development within an asset's setting. Paragraph 219 directs favourable treatment towards proposals that preserve elements of setting which make a positive contribution to significance.

The primary conclusion of this assessment is that the revised proposal causes no harm to the significance of Tudor Cottage or to the character and appearance of the Cherhill Conservation Area.

For completeness and appeal resilience, an alternative paragraph 215 balance is provided in section 9.4 should the decision-maker nevertheless identify less-than-substantial harm.

4.3 Wiltshire Core Strategy

Core Policy 57 requires high-quality design and place shaping that responds positively to local context, character and distinctiveness. Core Policy 58 requires designated heritage assets and their settings to be conserved and, where appropriate, enhanced, with development sensitive to the distinctive characteristics of the historic environment.

5. Heritage Assets and Significance

5.1 Cherhill Conservation Area

The application site lies within the Cherhill Conservation Area. Its significance derives from the collective relationship between historic buildings, traditional materials, the historic street pattern, mature trees and vegetation, open spaces and the gradual transition between the village and surrounding countryside.

The Conservation Area is not characterised by a single architectural style. Historic cottages and farmsteads, later residential development and ancillary domestic buildings together demonstrate the settlement's evolution. Park Lane itself follows the route historically known as Rubble Lane and forms part of the village-edge transition. In this location, the balance between built form, domestic plots, vegetation and open land is particularly relevant to significance.

The application site contributes positively through its openness, mature landscape structure and transitional position. Those elements must therefore be retained or appropriately reinforced if development is to preserve the character and appearance of the Conservation Area.

5.2 Deep Thatch (Tudor Cottage) and its Setting

Deep Thatch, presently known as Tudor Cottage, is a Grade II listed building on Park Lane (National Heritage List for England entry 1022451). Wiltshire Council's community-history record associates it with the fifteenth century, while Historic England's statutory list description records a house of sixteenth- and seventeenth-century date and describes its timber-framed construction. Its significance derives principally from the survival and legibility of its early fabric and vernacular form, its architectural and historic interest as an early domestic building, and its contribution to the historic development of Cherhill.

Its setting includes its established domestic plot, its relationship with Park Lane, surrounding residential plots and buildings, mature vegetation, boundary features and the wider transition between the village and adjoining countryside. The application site forms part of that wider setting because of its former association, proximity and open garden character, but it does not comprise the entirety of the asset's setting or the sole means by which its significance is experienced.

The contribution made by the application site is principally spatial and contextual rather than dependent upon an uninterrupted historic view. The existing boundary, land levels, vegetation and substantial separation influence the relationship, while the listed building remains understood and appreciated primarily through its own fabric, form, domestic plot and relationship with Park Lane.

5.3 The Application Site

The site has a long-established domestic-garden character. It is not treated in this statement as undeveloped countryside, nor is separate title ownership used to suggest that it makes no contribution

to heritage setting. Its present openness and vegetation contribute to the village-edge character, while the existing outbuilding and domestic infrastructure form part of the existing physical baseline.

The site is not identified as a designated heritage asset in its own right. Archaeological potential is addressed separately through the Council's archaeology response and proposed trial-trench condition; no wider claim that the site lacks archaeological interest is made.

5.4 Other Designated Heritage Assets

Other Grade II listed buildings in the wider vicinity include Chalkstones and Jugglers. Intervening development, distance, vegetation and established boundaries limit the site's contribution to their significance. The proposal does not alter their fabric and is not considered to affect the ability to understand or appreciate their architectural and historic interest. The detailed impact assessment therefore focuses proportionately on Tudor Cottage and the Cherhill Conservation Area.

6. Design Evolution

The current proposal was developed as a modest one-and-a-half-storey dwelling with a footprint of approximately 170 square metres, an approximate length of 17 metres, an approximate depth of 9 metres and a roof pitch of approximately 35 degrees. Its siting lowers the dwelling into the landform by approximately 0.45 metres and maintains substantial separation from Tudor Cottage.

During determination of PL/2026/01199, the detached three-bay garage and studio was removed and replaced by a lighter, open two-bay carport. First-floor and rear built form was reduced, with the sitting-room element expressed as a single-storey form with a flat roof and roof lantern. The access treatment was refined, the tarmac apron replaced by cobble setts, native hedgerow planting strengthened, timber windows and reclaimed clay double Roman tiles confirmed, and photovoltaic panels moved to the carport.

Taken together, these revisions reduce built form, apparent height and visual prominence; strengthen the landscape framework; and make the proposal more responsive to the conservation-area and listed-building context.

7. Heritage Impact Assessment

7.1 Design, Scale and Siting

The proposed dwelling has a footprint of approximately 170 square metres and is one-and-a-half storeys, with a ridge height of approximately 7.2 metres. Its approximately 17-metre length, 9-metre depth, reduced roof pitch and simplified composition limit its massing. The dwelling has been lowered into the landform and set well back from Park Lane, reducing its prominence in the street scene and wider village-edge views.

The design uses a clear principal form with subordinate single-storey elements. It does not attempt to replicate Tudor Cottage or imitate a specific historic building; instead, it uses proportions, materials and detailing drawn from the varied Park Lane context. The result is a building that is legibly contemporary while remaining restrained and compatible with the historic environment.

7.2 Access and Boundary Treatment

The new access is part of the heritage assessment and is not justified by highway acceptability alone. Its visual effect is reduced through a cobble-sett apron, limited hardstanding at the frontage, retention of the legal boundary and strengthened native hedgerow planting. The existing frontage vegetation is in

poor condition, and the proposed treatment provides a more coherent rural edge than the previously proposed tarmac and ornamental planting.

Park Lane already contains seven residential accesses within approximately 150 metres of the site, together with an approved access associated with the Cherhill Village Hall Community Right to Build Order. The Highway Authority raised no objection to the proposed access, subject to conditions. These matters do not create a heritage precedent by themselves, but they demonstrate that a carefully designed single-dwelling access is not alien to the established street pattern.

The boundary between the site and Tudor Cottage is an existing feature and the transfer documentation required a six-foot close-board fence along specified boundaries. The proposal retains the legal boundary but replaces ornamental Thuja planting with native hedgerow planting. This softens the domestic subdivision while avoiding reliance on removal of a boundary that the applicant is not proposing to remove.

7.3 Spatial Relationship and the Setting of Tudor Cottage

The proposed dwelling is approximately 48 metres from Tudor Cottage. Tudor Cottage occupies higher ground, and the separation is reinforced by changes in level, the established boundary, retained mature vegetation and new native planting. These permanent spatial and topographical characteristics, rather than screening alone, ensure that the new dwelling remains subordinate in the experience of the listed building.

The proposal does not alter the fabric of Tudor Cottage. It does not remove the listed building's domestic plot, relationship with Park Lane or ability to be understood as an individual early dwelling. Some seasonal visibility of development may occur, but visibility is not equated automatically with harm. Having regard to the reduced scale, siting, separation and landscape framework, the proposal does not diminish the architectural or historic interest from which Tudor Cottage derives its significance.

7.4 Landscape Character and Site Integration

The dwelling footprint represents approximately 5.1 per cent of the 3,358-square-metre site. That calculation relates only to the dwelling and is not used to describe the carport, drive, hardstanding or infrastructure as undeveloped land. The assessment instead considers the cumulative development shown on the revised plans.

The majority of the site remains as garden and landscaped open space. Existing boundary vegetation and mature groups of trees are retained where shown on the submitted plans, with native hedgerow, additional tree planting, wildflower and biodiversity measures reinforcing the site's green framework. These measures maintain the transition between the village and countryside and preserve the elements of the site that make a positive contribution to conservation-area character.

7.5 Materials, Detailing and Carport

The dwelling uses traditional red brick, reclaimed clay double Roman tiles, timber flush-casement windows, a timber porch and restrained black rainwater goods. These materials occur within Park Lane and the wider village and provide continuity with the site's existing red-brick and clay-tile outbuilding without copying Tudor Cottage.

The open two-bay timber carport is assessed as part of the whole proposal. Its lightweight, open form is materially less bulky than the detached three-bay garage and studio previously proposed. Reclaimed clay tiles and the location of photovoltaic panels on the carport maintain material continuity while keeping renewable-energy equipment away from the principal dwelling roof.

7.6 Existing Outbuilding and Demolition

The existing red-brick garage and workshop outbuilding is an established part of the physical baseline. It measures approximately 11 metres by 6 metres and approximately 4.2 metres high, with one open-fronted garage and two enclosed workshop or garage bays beneath a clay double Roman tile roof.

Although its traditional materials are compatible with the locality, the utilitarian outbuilding is not identified as a designated or non-designated heritage asset and makes, at most, a neutral contribution to heritage significance. Its demolition removes existing built bulk from the site. The proposed dwelling and lighter carport have nevertheless been assessed cumulatively rather than relying on demolition alone to justify the development.

7.7 Cherhill Conservation Area

The revised development retains the spacious village-edge character of the site through its set-back position, limited dwelling footprint, reduced height and retained landscape framework. The new access introduces a change to the Park Lane frontage, but traditional surfacing and native planting limit and assimilate that change.

The proposal responds to the Conservation Area's varied pattern of development and established material palette. It preserves the relationship between built form, vegetation and open space and therefore preserves the character and appearance of the Cherhill Conservation Area.

8. Assessment of Conservation Officer Concerns

The Conservation Officer identified concerns relating to overdevelopment, design quality, access, frontage treatment and the effect on the setting of Tudor Cottage. Those matters have been assessed as heritage effects rather than treated solely as matters of personal design preference.

The scale concern is answered by the one-and-a-half-storey form, lowered siting, reduced upper-floor and rear massing, simplified composition and replacement of the detached garage and studio with an open carport. The design concern is answered by the use of a restrained form and a documented local palette of red brick, reclaimed clay double Roman tiles and timber joinery. The access and frontage concerns are answered by the limited single-dwelling access, cobble-sett apron, native hedge and the established pattern of openings along Park Lane.

The suggestion that the site should be accessed through Tudor Cottage is not assessed as a necessary heritage requirement. The proposed access before the Council has been accepted by the Highway Authority and is assessed on its own design and heritage effects. Retaining the existing legal boundary while softening it with native planting provides a proportionate response to the site's ownership and physical circumstances.

9. Statutory and Policy Assessment

9.1 Section 66(1): Tudor Cottage

Special regard has been given to the desirability of preserving Tudor Cottage and its setting. The assessment gives considerable importance and weight to that duty. The proposal does not alter the building's fabric and preserves its legibility, domestic plot, relationship with Park Lane and the principal spatial characteristics of its wider setting. Granting permission would therefore be consistent with the section 66(1) duty.

9.2 Section 72(1): Cherhill Conservation Area

Special attention has been paid to preserving or enhancing the character or appearance of the Cherhill Conservation Area. The proposal retains the site's spacious landscape framework, responds to the established material palette and integrates the access through traditional surfacing and native planting. The character and appearance of the Conservation Area are preserved, so granting permission would be consistent with the section 72(1) duty.

9.3 NPPF Paragraphs 207, 210, 212, 213 and 219

The significance of the affected heritage assets and the contribution made by setting have been described proportionately in accordance with paragraph 207. The design and landscape approach make a positive contribution to local character and distinctiveness in accordance with paragraph 210.

Great weight has been given to the conservation of Tudor Cottage and the Cherhill Conservation Area as required by paragraph 212. The assessment identifies no harm requiring justification under paragraph 213. The proposal preserves the elements of setting that make a positive contribution - spatial separation, landscape structure, village-edge openness and the relationship with Park Lane - and should therefore receive favourable treatment under paragraph 219.

9.4 Alternative Paragraph 215 Balance

The primary and firm conclusion remains that the proposal causes no heritage harm, so paragraph 215 is not engaged. If the decision-maker nevertheless identifies less-than-substantial harm, that harm would be indirect, confined to setting and at the lower end of the spectrum because there is no loss of historic fabric, the dwelling is substantially separated from Tudor Cottage, and the scale and massing have been materially reduced.

Against any such limited harm, the proposal would provide a modest contribution to housing supply, replacement of poor frontage vegetation with native hedgerow planting, biodiversity and landscape enhancements, a sustainable drainage and rainwater-harvesting approach, and a dwelling incorporating renewable-energy and electric-vehicle infrastructure. Those public benefits would outweigh any identified low level of less-than-substantial harm, while continuing to give great weight to conservation.

9.5 Wiltshire Core Policies 57 and 58

The proposal responds to local context, scale, materials, landscape and the village-edge setting and therefore accords with Core Policy 57. It conserves the significance and setting of Tudor Cottage and preserves the Cherhill Conservation Area, and therefore accords with Core Policy 58.

10. Conclusion

This Heritage Statement and Heritage Impact Assessment has identified the relevant designated heritage assets, described their significance and the contribution made by setting, assessed the complete revised development and applied the statutory duties and current national and local planning policy.

The application site contributes to the wider setting of Tudor Cottage and to the village-edge character of the Cherhill Conservation Area through its openness, vegetation and spatial relationship with surrounding development. The revised proposal retains and reinforces those positive characteristics through substantial separation, reduced scale and massing, lowered siting, traditional materials and a strengthened landscape framework.

The assessment has considered the dwelling, carport, access, boundary treatment, hardstanding, landscape works and demolition of the existing outbuilding cumulatively. It does not rely solely on separate ownership, screening or the existing outbuilding as justification.

Giving great weight to the conservation of the designated heritage assets, it is concluded that the revised proposal causes no harm to the significance or setting of Tudor Cottage and preserves the character and appearance of the Cherhill Conservation Area. Granting permission would be consistent with the statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal accords with paragraphs 207, 210, 212, 213 and 219 of the NPPF and with Core Policies 57 and 58 of the Wiltshire Core Strategy.

If the Local Planning Authority reaches a different judgement and identifies less-than-substantial harm, the alternative assessment in section 9.4 concludes that such harm would be at the lower end of the spectrum and outweighed by the identified public benefits in accordance with paragraph 215 of the NPPF.

Appendix A - Design Evolution Schedule

Stage	Key design position	Heritage relevance
Current application design	Dwelling approximately 17m × 9m; footprint approximately 170m ² ; one-and-a-half storeys; roof pitch approximately 35°; lowered into landform by approximately 0.45m.	A modest village-edge form with limited apparent massing and substantial separation from Tudor Cottage.
Current application revisions	Detached garage and studio removed; open two-bay carport introduced; first-floor and rear massing reduced; sitting-room element expressed as single storey; PV moved to carport.	Less built bulk and a more subordinate, landscaped composition.
Access, materials and landscape revisions	Cobble-sett apron; reduced frontage hardstanding; native hedgerow; timber flush casements; reclaimed clay double Roman tiles; strengthened biodiversity and landscape measures.	Softer Park Lane frontage and stronger response to local character and heritage setting.

Appendix B - Principal Evidence and Policy Sources

- Planning application PL/2026/01199: revised site plan, elevations and supporting documents.
- Design and Access Statement and subsequent Design Addendum.
- Submitted landscape, ecology, drainage and tree information.
- Wiltshire Council consultation responses, including Conservation, Highways and Archaeology.
- Planning (Listed Buildings and Conservation Areas) Act 1990, sections 66(1) and 72(1).
- National Planning Policy Framework, December 2024, amended 7 February 2025, chapter 16.
- Wiltshire Core Strategy, adopted January 2015, Core Policies 57 and 58.
- National Heritage List for England and Historic England archive records for the identified listed buildings.
- Wiltshire Council conservation-area information and Wiltshire and Swindon History Centre community history for Cherhill.
- Cherhill Village Hall Community Right to Build Order and final decision material, 2019.