

Our ref: DS/Bennett

14th January 2026

Development Management
Wiltshire Council (North)
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Email: Willisplan@aol.com

Dear Sir,

Town and Country Planning Act 1990
Conversion of Cart Shed to dwelling, demolition of former dairy and proposed garage at Showell Farm, B4643, Chippenham, SN15 2NU.

Introduction

1. We are instructed by Mr & Mrs Bennett, the owners of the property, to prepare and submit this planning and Listed Building Consent application for the conversion of the Cart Shed into a dwelling. We accept that the Cart Shed is listed, by the virtue of being within the curtilage of the Grade II Listed farmhouse itself. Please find enclosed in support of this application:
 - The completed planning application and Listed Building Consent forms and certificates;
 - Planning, Design, Access and Heritage Statement (this letter);
 - Historic Building Report, by Wiltshire Buildings Record, dated January 2021;
 - Structural Report by BTA, dated 3rd October 2025;
 - Preliminary Ecological Appraisal by Wessex Ecology, dated 24th September 2025;
 - Block and Location Plan, no. 2643/1;
 - Floor Plan Existing, no. 2643.4;
 - East and West Elevations and Section Existing, no. 2643.5;
 - North and West Elevations Existing, no. 2643.6;
 - Floor Plan Proposed, no. 2643.10;
 - East and West Elevations and Sections Proposed, no. 2643.11;
 - North and South Elevations Proposed, no. 2643.12;
 - Layout, Drive and Parking Proposed, no. 2646.13;
 - Garage Proposed, no. 2643.14;
 - Sewage Treatment Plant details;
 - the appropriate planning application fee of £588.

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Site Description and Background

2. Showell Farm is located on the western side of the B4643 Chippenham to Melksham Road, to the south of Chippenham, just outside (but adjacent to) the limits of development of the town. The Cart Shed is positioned on the south west edge of the farmstead, with the former dairy located to the south east of it. These buildings are not Listed , but they are considered as curtilage Listed having regard to Historic Englands Advice Note 10.
3. The Cart Shed is a detached single-storey open fronted building, consisting of 7 bays which are created by timber posts. The building is constructed of stone walls to the north, east and west. The roof is supported by King post trusses and clad with triple-Roman clay tiles, with half-hips at either end of the building. The interior has been adapted over the years and is currently partitioned off with timber boards, which supported the use as stables.
4. The former dairy which stands between the Cart Shed and The Old Granary is a timber clad single-storey building with a corrugated iron roof. It was built between 1924 and 1927. It fell out of use some years ago and has fallen into a state of disrepair. We do not consider that this structure has any particular merit, and detracts from the setting of the Listed buildings. It is therefore proposed to remove this building.
5. The site is located within the Bath and Bradford on Avon Bats SAC buffer zone. The site is not within or close to an area of any other land designations.

Proposal

6. The proposed conversion of the former Cart Shed to a 2 bedroom dwelling will include; a study/reception room, an open plan kitchen/lounge/diner, a corridor leading to a W.C. and 2 en-suite bedrooms. The conversion will provide an internal floor area of approximately 105m².
7. The former dairy will be demolished and a double open fronted garage will be constructed on the western half of the footprint. This will provide 2 parking spaces for the proposed dwelling. The remainder of the footprint will be used to provide 2 parking spaces for a proposed dwelling to the east, The Old Granary.
8. The removal and replacement of the dilapidated former dairy building will have a positive impact on The Old Granary, to the east, and the farmhouse, to the north.
9. Further details of the existing and proposed buildings, including materials, are shown on the attached plans.

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Heritage Justification

10. The official list entry as shown on the Historic England website is as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022145

Date first listed: 20-Dec-1960

List Entry Name: SHOWELL FARMHOUSE

Statutory Address 1: SHOWELL FARMHOUSE, A350

Statutory Address 2: SHOWELL FARMHOUSE, CHIPPENHAM ROAD

Location

Statutory Address: SHOWELL FARMHOUSE, A350

Statutory Address: SHOWELL FARMHOUSE, CHIPPENHAM ROAD

District: Wiltshire (Unitary Authority)

Parish: Lacock

National Grid Reference: ST9090970945

Details

*LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/35 Showell Farmhouse
20.12.60 GV II*

Farmhouse, c1820 with late C17 attached wing. Main range is red brick with ashlar dressings, slate low-pitched roof, coped gables and end stacks. Formal 2-storey, 3-window front with ashlar plinth, flush quoins, moulded cornice, parapet and flush window surrounds. Twenty-pane outer windows, 12-pane to first floor centre over ashlar doorcase, broad elliptical-arched surround with keystone framing full-width fanlight over 6-panel door and sidelights. Attached wing is 2-storey, rubble stone with slate roof. To left, cyma-moulded 2-light recessed mullion-and-transom window with hoodmould and 2-light window above, centre door in chamfered surround with rounded shoulders. To right is double-fronted stable section with two 2-light beaded mullion windows of C18 type and centre door to each floor. Dove openings to upper floor. Across forecourt is early C18 screen wall, originally with iron railings, now with ashlar block walls between piers to 2 gateways. Rusticated piers with gate stops, cornices and urn finials. Early C19 iron gates. Wing rear wall has chimney gable and 4-light mullion-and-transom window to right.

Listing NGR: ST9094470930

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11. Further details of Showell Farmhouse, including images, can be seen in the attached Heritage Statement. This also contains details and images of the Cart Shed and the old dairy building, which are both curtilage listed.
12. Other Grade II Listed buildings on or close to the site include, The Old Granary to the east of the former dairy, and the Old Barn to the far east, adjacent to the highway. These buildings will not be impacted by the proposal, however, The Old Granary is subject to a similar application for conversion to a dwelling that has been submitted alongside this application.

Financial Viability

13. The Cart Shed needs viable use to subsidise the conversion and use of The Old Granary to the east of the Cart Shed, an application for which has been submitted alongside this application. Without a viable use, these buildings would not survive. Other uses for these buildings have been considered; employment, tourism, culture or community. These are not considered appropriate due to the proximity of the Listed farmhouse and the access serving three existing properties. A dwelling would be the only suitable and viable use for this building and the public benefits of providing a way to retain these buildings would outweigh the less than significant harm.
14. The Cart Shed and the surrounding Grade II Listed buildings will be preserved by the proposed works, with no material harm to the nearby Listed buildings, nor any loss of any significant original fabric. The proposed dwelling will respect and enhance the character of the Grade II Listed buildings, ensuring the long term safeguarding of the heritage asset.

Planning History

15. The planning history for this address is as follows:
 - PL/2022/03334 - Proposed alterations to dwelling including a replacement roof, fenestration alterations and internal works - Approved with conditions 10th October 2022.
 - PL/2021/05235 - Proposed Roof, fenestration alterations & internal alterations - Withdrawn August 2021.

Relevant Planning Policies

16. Under the provisions of Section 16(1) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and Section 70(1) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory

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development plan in respect of this application comprises of the National Planning Policy Framework (NPPF) (Revision December 2024), the Wiltshire Core Strategy (adopted January 2015) and the Bat Special Areas of Conservation (SAC) Planning Guidance (dated September 2015).

National Planning Policy

17. We understand that the NPPF is relevant to new proposals and that the NPPF expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the NPPF as well as local policies.
18. Paragraph 11 of the NPPF sets out (inter alia); Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸ granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
19. Footnote 8, in relation to paragraph 11(d) of the NPPF, states; This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
20. Paragraph 116 states; *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
21. Paragraph 208 of the NPPF states; *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

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22. Paragraph 210 of the NPPF states; In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
23. Paragraph 212 of the NPPF says; *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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
24. Paragraph 215 of the NPPF states; *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
25. Paragraph 219 of the NPPF states; *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.*

Local Plan Policy

26. The Wiltshire Core Strategy (WCS), Core Policies 1 and 2 are the Settlement and Delivery Strategies for the Wiltshire Area. Outside the defined limits of development, proposals will only be supported in circumstances permitted by other policies in the WCS.
27. The WCS Core Policy 11 - Spatial Strategy: Corsham Community Area states; *Development proposals in the Corsham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.62 will be addressed. The relevant considerations are; the re-use of historic buildings in Corsham will be encouraged to sustain and maintain the character and identity of the town, as well as provide further employment and community facilities, providing proposals are of high quality design and sensitive to the historic setting and designations. Opportunities for Corsham to be promoted as a tourist destination should also be explored.*

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28. The WCS Core Policy 48 - *Conversion and re-use of rural buildings* *Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:*
- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
 - ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
 - iii. The building can be served by adequate access and infrastructure.*
 - iv. The site has reasonable access to local services.*
 - v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*
- Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.*
29. The WCS Core Policy 50 - *Biodiversity and Geodiversity; All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.*
30. The WCS Core Policy 57 - *Ensuring high quality design and place shaping.* Point iii expresses, *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.* Point (iv) promotes; *being sympathetic to and conserving historic buildings and historic landscapes.*
31. The WCS Core Policy 58 - *Ensuring the conservation of the historic environment, states that; Development should protect, conserve and where possible enhance the historic environment.* It goes on to say; *Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:*
- iii. buildings and structures of special architectural or historic interest.*
32. The WCS Core Policy 67 - *Flood Risk, states that; All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.*

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33. The Bat Special Area of Conservation Planning Guidance (SACPG) states; *Where survey work has confirmed that a sensitive feature used by a SAC species is likely to be affected, a mitigation strategy will need to be submitted with the planning application. Mitigation strategies for European protected species cannot legally be obtained by condition.* It continues; *Developments affecting bat roosts are also likely to require a European Protected Species Licence from the Wildlife Licensing Unit at Natural England following grant of planning permission.*

Planning Considerations

Principle of Development

34. Core policies 1 and 2 of the WCS comprise of the overarching strategy for new developments in Wiltshire. Additionally, Core Policy 11 relates to the Corsham Community Area (even though Showell Farm is located just outside of the Principal Settlement of Chippenham), it falls within the Corsham Community Area.
35. Core Policy 2 points to exception policies outside of the limits of the development, the most relevant to this proposal being Core Policy 48 (Supporting Rural Life) which seeks rural buildings to be used for the purposes of employment, cultural, community or tourism. We consider these uses not to be appropriate as the access already serves three existing properties.
36. Furthermore, the applicant would need to generate significant value to pay for the works to convert these buildings. The conversion to residential use is the only suitable and viable option and would lead to its long term safeguarding. We have not submitted a Viability Assessment with this application due to the adverse impact that any other use would have on neighbour amenity, including the use of the shared access through the farmyard, which is presently shared by three dwellings.
37. The Cart Shed is structurally sound and capable of conversion. The Structural Report (submitted herewith) comments; *The Cart Shed is a robust building, traditionally built with generously proportioned walls and roof timbers.* It states; *The king post trusses are generally in excellent condition with only a few minor repairs necessary for their long-term retention.* It continues, refitting or replacing roof tiles; *would maximise the long-term durability of the roof timbers.* The Report concludes; *The conversion of these buildings can, in our opinion, be carried out without major construction of structural elements.*
38. Core Policy 58 is a key consideration to this proposal and for the conservation of this historic building, as well as the Grade II listed Old

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Granary. The proposed dwelling will enhance the Cart Shed as well as the surrounding Listed buildings in an appropriate manner by using materials which respect the character of the surrounding buildings and retaining as much of the existing materials as possible. Minimal changes will be made to the structure, only those in order to provide a dwelling with the consideration of Building Regulations. The proposal will make enhancements appropriate to the significance of the curtilage Listed building, whilst also respecting the character and conserving the surrounding listed buildings.

39. The proposed dwelling is served by an adequate access and being just outside the market town of Chippenham, it is within reasonable distance to local services.

Landscape, Design and Amenity

40. The majority of the existing external materials will be retained and any new materials will be in keeping with the character of the existing buildings. The front of the building will be timber framed glazing, to retain the open fronted feel.
41. The proposed garage, on the footprint of the former dairy building (which will be demolished as part of this proposal), will be in keeping with the proposed dwelling and surrounding buildings. It will be a timber framed, open fronted building with a salvaged double-Roman tiled roof and timber clad walls. Blending the design and materials of the buildings either side of the proposed garage, will create a positive visual impact on the farmhouse, Granary and the wider landscape area.
42. The proposal does not conflict with the existing heritage asset and consideration has been made for the visual appearance, enhancing the character of the heritage asset, by the removal of the dilapidated dairy building. There be no significant harm to neighbouring amenities, nor on the wider landscape.
43. Landscaping details could, if required, be addressed by way of a reasonable condition, submitting details for the Council to assess and agree to, prior to commencement of the development.

Ecology

44. A Preliminary Ecological Appraisal has been carried out and the report is submitted herewith. The report stated that; *The open fronted Cart Shed building was assessed as having some potential as a bat roost within holes in the masonry although no signs were found.* There were also no signs of bats in the dairy building (*large shed*). are signs that swallows have nested in the Cart Shed.

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45. The report concluded that there was negligible bat roost suitability in the dairy (*timber shed*), which is being demolished as part of this proposal. The mitigation recommendations were a lighting plan, bat roosts and bird boxes, which can be dealt with by a condition upon an approval.
46. The site falls within the Bath and Bradford on Avon Bat SAC. The ecologist advised that a Bat Emergence Survey (BES) should be carried out. However, the BES season is typically between May and September, therefore, we are aware that there would need to be an agreed extension of time in determining this application, to allow for the BES to be carried out prior to determination.
47. We understand that as the site is located within the SAC, there will be a Section 111 agreement drawn up by the Council to ensure appropriate mitigation is secured in the form of a financial contribution. Furthermore, additional mitigation may be required in the form of a European Protected Species Licence, from Natural England. This would depend on the outcome of the BES.
48. Regarding Biodiversity Net Gain (BNG), the proposal is for a self build dwelling, therefore the BNG metric is not required.

Highways

49. The proposed dwelling is served by an existing safe access. There will be no unacceptable impact on the highway and the residual cumulative impacts on the road network will not be severe.
50. Two parking spaces will be provided to the east of the property in the proposed garage, which will be accessed via the existing driveway that runs between the buildings to the east and to the existing safe access onto the main road (B4643). There is ample space for turning on the site to be able to egress the highway in forward gear.
51. The vehicular movements created by the development would not be substantially greater than the movements to and from the existing site. Furthermore, the site is just outside of Chippenham, which can be easily reached by the Faresaver no. X37 bus, which stops immediately outside the access to the property, Monday to Friday, and travels to and from Chippenham. The town centre can also be reached by bicycle, in around 12 minutes.

Flooding and Drainage

52. The site, which is less than 1 hectare, is located within Flood Zone 1. Therefore, there is less than 1 in 1,000 annual probability of flooding from rivers. Surface water will be disposed of via soakaways, as existing.

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53. Foul sewage will be disposed of by a sewage treatment plant and the drainage fields will be within the red line. A brochure containing the technical information for the system is submitted herewith. The model to be used is a Klargestar BioDisc® BA, which is suitable for a dwelling of up to 8 people, which is more than sufficient for the proposed 2 bedroom, dwelling.

Housing Land Supply

54. Wiltshire Council is currently in a position where they cannot demonstrate a 5 year housing land supply. The Council acknowledges that it only has 2.02 years of housing land supply. This means that local policies, cannot be seen as being up-to-date and that housing developments in locations outside the settlement boundary, but well-related to other land uses, should be considered as being suitable, in accordance with paragraph 11(d) of the NPPF. The application site is well related to the adjoining residential area of Chippenham.

Concluding Summary

55. The alterations to this curtilage listed building to convert it to a dwelling would amount to less than substantial harm to its significance. Furthermore, the proposal will help to protect and preserve the building from the erosion that it has been subject to without a use that will protect the building. Therefore, the conversion of the building should be given great weight for the long-term conservation of this heritage asset.
56. The proposed dwelling will improve the visual appearance of this and the surrounding heritage assets. There will be no impact on neighbouring amenities, nor on the wider landscape. We consider that the proposal complies with both national and local planning policies.
57. The demolition of the former dairy will have a positive impact on the visual appearance of the site and its surrounding listed buildings.
58. We trust that you have all the necessary information that you require to validate and determine this application for planning permission and Listed Building Consent. If the officer does require any information or clarification on any element of the proposal we invite a discussion during the determination process.

Yours faithfully,

Debbie Silver