

17th January 2026

Our Ref: FLFP-CL1

Development Services – North Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

**Re: Revised Scheme – Residential Conversion of Former Agricultural Building
into One Dwelling, Further to Class Q Consent (PL/2025/07492)**

Please find enclosed a duly completed Full Planning application presenting a revised scheme for residential conversion of the existing agricultural building following Class Q conversion consent (PL/2025/07492).

1. Application Details

1.1. The application consists of the following:-

- Full Planning Application Form
- This Planning Statement / Covering Letter
- FLFP-LP1 – Location Plan @ A1
- FLFP-SP1 – Site Plan @ A1
- FLFP-PE1 – Proposed Elevations @ A3
- FLFP-PF1 – Proposed Floorplan & Windows/Doors @ A3

1.2. With the addition of the following supporting information:-

- FLCQ-EE1 – Existing Barn Elevations @ A3
- FLCQ-EF1 – Existing Barn Floorplan @ A3
- FLCQ-PE1 – Previously Approved Elevations @ A3
- FLCQ-PF1 – Previously Approved Floorplan & Windows/Doors @ A3

2. Background & Relevant Planning History

- 2.1. A Prior Approval application for Class Q was submitted under reference PL/2025/07492 for the following:-
“Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Part 3, Class Q. Conversion of a Former Agricultural Building into one dwelling at Land to south side of Farfield Lane, Cricklade, Wiltshire SN6 6HZ”
- 2.2. As detailed in the confirmation letter referenced in Appendix A, the application was deemed valid on the 17th September 2025, and gave Wiltshire Planning Authority 56 days to determine a decision:-
“If by 12 November 2025 the local planning authority has not notified you in writing of the above, you may proceed with the development.”
- 2.3. No correspondence has been made by Wiltshire Planning Authority within the allotted timescale, therefore permission to proceed with the development is deemed granted.
- 2.4. It is worth noting that even today (17th January 2026) there has been no written correspondence from Wiltshire Planning Authority or an update to the Wiltshire Council planning website (See Appendix B).
- 2.5. The above permission was therefore granted on 12th November 2025, and as per the criteria of Class Q, the development has 3 years from this date to be completed.
- 2.6. The above referenced extant application presents a viable option to deliver a residential dwelling.

3. Proposal

- 3.1. Having secured conversion consent via Class Q, the applicant would like to use this as a fallback and in turn, gain consent for a slightly revised conversion scheme, which would not strictly meet the Class Q criteria.
- 3.2. The proposed conversion will be identical to the permitted Class Q application except for a very minor design amendment by the addition of a wood burner flue.
- 3.3. For the avoidance of doubt, the building will remain in its current position and will not be demolished as part of the scheme.
- 3.4. For ease of comparison, the figures below show the extant elevations and the proposed elevations (the only change being the addition of a wood burner flue).

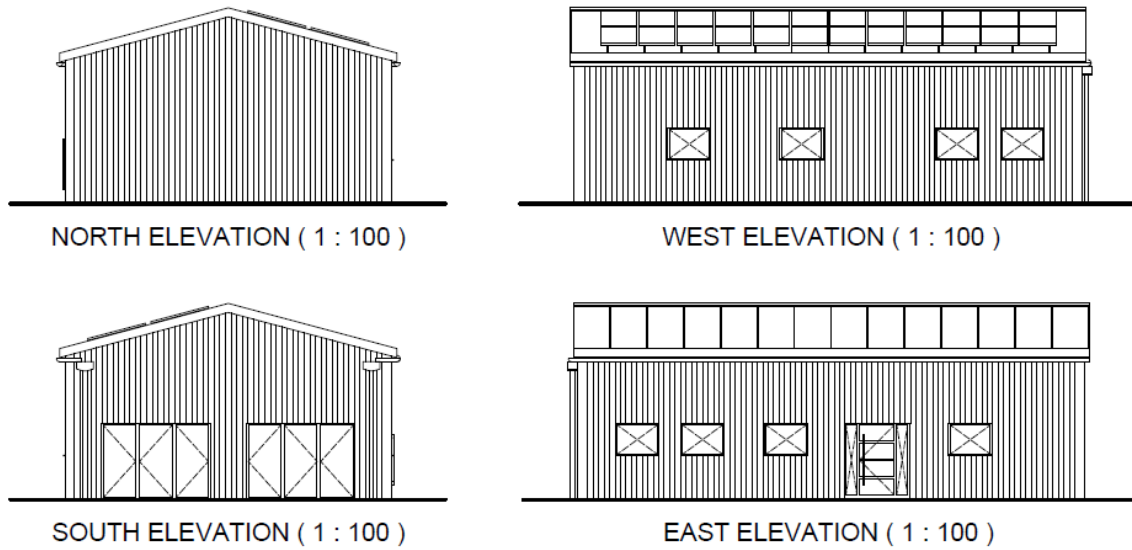


Figure 1 - Extant Elevations

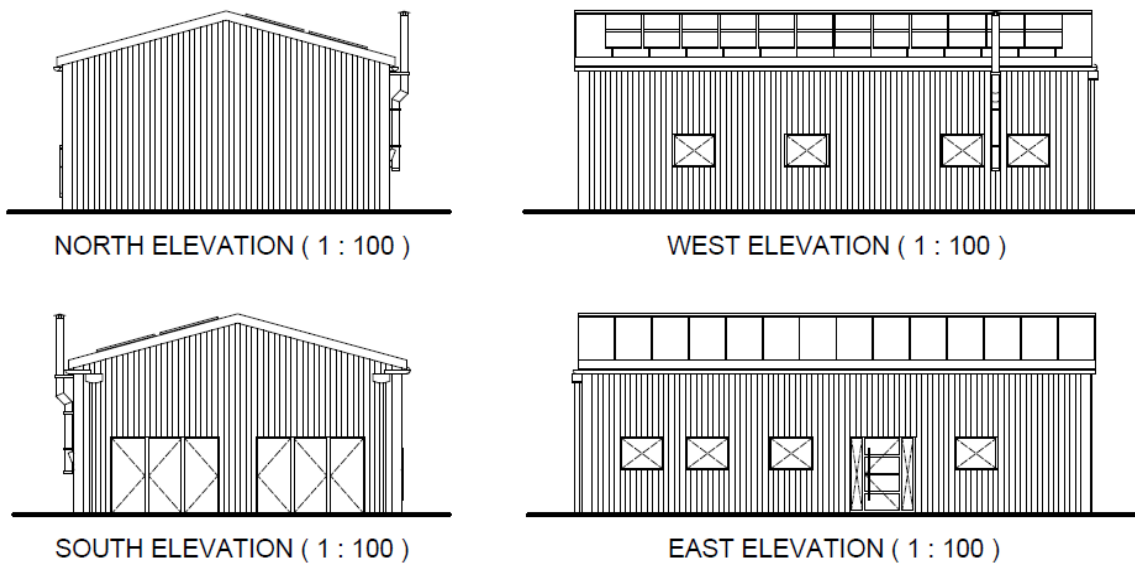


Figure 2 - Proposed Elevations

- 3.5. With regards to the above listed amendment in 3.2, the flue would not be permitted under the order of Class Q due to it projecting more than 200mm beyond the original building, however this is being included within this revised scheme to provide a secondary heating source. The landscape impact by including this change would be negligible.

4. Planning Considerations

- 4.1. The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:-
“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 4.2. The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy (WCS) (2015) and the Wiltshire Local Plan Pre Submission Draft 2023- 2028 (Reg 18).
- 4.3. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.
- 4.4. The NPPF was revised in December 2024 and reintroduced the requirement for a minimum of 5 years (plus buffer) worth of deliverable sites for housing. Wiltshire Council currently demonstrates a substantial shortfall against these requirements.
- 4.5. The absence of a 5 year housing land supply is a material consideration in the determination of this application.

5. Principle of Development

- 5.1. This proposal has two main principles of development, one being the realist residential ‘fallback position’ provide by the Class Q and secondly Wiltshire WCS Core Policy 48 provides strong support for the conversion of rural buildings via full planning, where amendments to the existing form of the building over and above the Class Q criteria are generally accepted. These are expanded below...
- 5.2. Core Policy 1 of the Wiltshire Core Strategy sets out the ‘Settlement Strategy’ for the county and identifies tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 5.3. Core Policy 2 of the Wiltshire Core Strategy sets out the ‘Delivery Strategy’. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 5.4. The application site does not lie within any settlement and as such is located in the ‘open countryside’ for the purposes of the WCS. Residential development would

need to rely on one of the exception policies as detailed within Para 4.25 of Policy 2. One of which is 'Supporting Rural Life' being CP48. This is a strong material consideration to the application. For the avoidance of doubt, this application is not being asked to be judged against CP48 and the sequential test that follows – it provides a material consideration.

- 5.6. While the proposed development may present a departure from policy, case law and planning decisions have confirmed that the existence of a realistic 'fallback position' is an extremely important material consideration that carries significant weight in the decision-making process.
- 5.7. This approach is clarified in the Court of Appeal Judgment *Mansell v Tonbridge and Malling Borough Council* [8th Sept 2017], whereby the Court was considering the weight to afford a fallback position.
- 5.8. The *Mansell v Tonbridge* case related to proposed development of four dwellings with the fallback position being the change of use of an agricultural building into three dwellings and an existing bungalow onsite. In his decision, Lord Justice Lindblom stated that:-
"the council was entitled to accept that there was a 'real prospect' of the fallback development being implemented and to give the weight it evidently did to that fallback as a material consideration".
- 5.9. The judgement of Mr Justice Hickinbottom (*Zurich Assurance Ltd T/A Threadneedle Property Investments* (Claimant) v *North Lincolnshire Council* (Defendant) & *Simons Developments Ltd* (Interested Party) (2012) EWHC 3708 (Admin) is also relevant and In paragraph 75 Mr Justice Hickinbottom determined:-
"The prospect of the fall-back position does not have to be probable or even have a high chance of occurring; it has to be only, more than a merely theoretical prospect. Where the possibility of the fall-back position happening is "very slight indeed", or merely "an outside chance", that is sufficient to make the position a material consideration....."
- 5.10. Although we are presenting a fallback application, it will still appear as a conversion of the existing building rather than the more contentious knock down and rebuild scheme.
- 5.11. Wiltshire Council and other surrounding councils have accepted the principle of a 'fallback' on a number of occasions. APP/Y3940/W/24/3348926 presents a fairly recent appeal case where an applicant applied for a consented barn conversion to be demolished and a contemporary new build erected. This was also within the North Wessex Downs AONB.

6. Impact on Landscape

- 6.1. As set out above, the proposed revised scheme (the addition of a single flue pipe) hardly moves away from the permitted extant permission and will present a negligible landscape impact.

7. Impact upon Highways, Ecology & Neighbouring Amenity

- 7.1. This revised scheme does not move away from the extant permission in a way that it would have any effect on the above points. The location and size of the building is not changing.

Yours faithfully,
S Emms

Appendix A



Planning
Wiltshire Council
Tel: 0300 456 0114
developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

22 September 2025

Dear Sir/Madam

Application No:	PL/2025/07492
Application Type	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses
Proposal:	Proposed agricultural barn conversion to dwelling house
Location:	land to south of Farfield Lane, Cricklade, SN6 6HZ
On Behalf Of:	Mr Stuart Emms

Your application for a determination as to whether the prior approval of Wiltshire Council (the local planning authority) is required for this proposed development was received as valid on 17 September 2025. The Planning Officer dealing with your application is Hilary Quixley and can be contacted on 01249 706690 or email hilary.baldwin@wiltshire.gov.uk.

The local planning authority will advise you in writing by 12 November 2025 whether prior approval is not required or prior approval is required and is either granted or refused. The Local Planning Authority may request further information from you during this 56 day period in order to assess the impact of your proposal.

If by 12 November 2025 the local planning authority has not notified you in writing of the above, you may proceed with the development. This is subject to the development being carried out in accordance with the details set out in the application and any conditions set out in the Order.

This notification will be processed and ultimately determined by the Associate Director of Economic Development & Planning under delegated powers given to him by Wiltshire Council.

Wiltshire Council has recently adopted a Community Infrastructure Levy. For information on the CIL charging regime and how this may affect your development proposal please visit, www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy or email s106andcil@wiltshire.gov.uk for general enquires. CIL will mainly apply to proposals for new dwellings, hotels and large retail developments.

Yours faithfully

Head of Development Management

Figure 3 - Wiltshire Council Prior Approval Acknowledgement Letter

Appendix B

Planning Application: PL/2025/07492

development.wiltshire.gov.uk/pr/s/planning-application/a0iQ3000C

Sign in

Wiltshire Council

Public register home

APPLICATION REFERENCE

PL/2025/07492

Site Address

land to south of Farfield Lane, Cricklade, SN6 6HZ

Proposal

Proposed agricultural barn conversion to dwelling house

✓

✓

✓

Under Consult...

Recommendat...

Closed

Status: Under Consultation

Application Detail

Documents

Comments

Map

> Details

> Application Lifecycle

> Decision

Latest Decision Date (Calculated)

12/11/2025

Issued Decision

Decision Notice Sent Date

15:35

17/01/2026

Figure 4 - Wiltshire Council Planning Website - 17/01/2026