

Our ref: DS/Bennett

14th January 2026

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

Willis & Co.

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Dear Sir,

Town and Country Planning Act 1990

Conversion of The Old Granary to dwelling, including a glazed link to existing building and the demolition of former dairy at Showell Farm, B4528, Chippenham, SN15 2NU.

Introduction

1. We are instructed by Mr & Mrs Bennett, the owners of the above property, to prepare and submit this planning and Listed Building Consent application for the conversion of this Grade II Listed building into a dwellinghouse. 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 Repairs Details, by Mullions & Muntins;
 - 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;
 - Ground Floor and Roof Plan Existing, no. 2643.2;
 - First Floor Plan and Roof Section Existing, no. 2643.3;
 - First Floor Plan and Section Proposed, no. 2643.7;
 - Ground Floor Plan and Section Proposed, no. 2643.8;
 - Elevations Proposed, no. 2643.9
 - Layout Parking and Access, no. 2643.13;
 - 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 B4528 Chippenham to Melksham Road, to the south of Chippenham, just outside (but adjacent to) the limits of development. The Old Granary, on the southern edge of the farmstead, is a Grade II Listed redundant grain store building that dates back to the late 18th century. The former dairy to the west is considered to be curtilage Listed, having regard to Historic Englands Advice Note 10.
3. The Old Granary is a detached timber framed building clad with elm (original) and softwood weather boarding. The roof is half-hipped and was formerly clad in double-Roman tiles (which have been temporarily removed - see below). The building has 2 floors, the upper floor is accessed by a ladder. Remnants of the historical ladder, adjoining the timber structure, can still be seen.
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. Showell Farmhouse, to the north of the Granary is Grade II Listed, as is the barn (now a dwelling) to the east. A small and substantially altered extension to the south of the farmhouse will form part of the proposed dwelling. 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 listed Granary will include a glazed link to an existing extension of the farmhouse. This will ensure that a dwelling can be provided that meets Nationally Described Space Standards (NDSS).
7. A bedroom will be provided on the first floor of the Granary, with a living room on the ground floor. A glazed walkway, to be used as an entrance hall, would lead to the former single storey extension to the farmhouse. This will contain a kitchen/dining area and a shower room.
8. The former dairy will be demolished and 2 parking spaces will be provided in the eastern half of the footprint. It is proposed to build a double garage on the west half of the footprint to provide parking for the Cart Shed proposed dwelling. The details of which has been submitted in a separate application, which has been submitted alongside this application.

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9. The details of the existing and proposed buildings, including materials, are shown on the attached plans.

Heritage Justification

10. The official list entries for both Showell Farmhouse and the Granary, as shown on the Historic England website, are detailed below:

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

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gable and 4-light mullion-and-transom window to right.

Listing NGR: ST9094470930

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1363926

Date first listed: 07-Jan-1987

List Entry Name: GRANARY TO SOUTH OF SHOWELL FARMHOUSE

*Statutory Address 1: GRANARY TO SOUTH OF SHOWELL FARMHOUSE,
A350 Statutory Address 2: GRANARY TO SOUTH OF SHOWELL
FARMHOUSE, CHIPPENHAM ROAD*

Location

*Statutory Address: GRANARY TO SOUTH OF SHOWELL FARMHOUSE, A350
Statutory Address: GRANARY TO SOUTH OF SHOWELL FARMHOUSE,
CHIPPENHAM ROAD*

District: Wiltshire (Unitary Authority)

Parish: Lacock

National Grid Reference: ST9090970926

Details

*LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/35 Granary to south of
Showell Farmhouse GV II*

*Granary, late C18, weatherboarded timber frame with Bridgwater tile half-
hipped roof, raised on 3 x 3 staddlestones.*

Listing NGR: ST9090970926

11. Further details of The Old Granary, including images, can be seen in the attached Heritage Statement (pages 30 - 33). The Heritage Statement also includes details and images of the Farmhouse and other buildings within the curtilage.
12. The Old Granary was close to collapse until recent works to stabilise the building have been carried out on behalf of the applicants. These works are detailed in the attached document by Mullions & Muntins, who carried out the works. Their report states, following an assessment of the building in April 2023; "We feel this structure is in the process of falling down and requires urgent structural work."

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Financial Viability

13. Without a viable use for The Old Granary, the Grade II Listed building would not survive. The existing access already serves 3 existing residential properties, therefore, employment, tourism, culture or community uses are not considered to be appropriate. Given the cost of repairing/restoring the building, non-residential uses will certainly not be financially viable. For this reason, we will not be submitting a viability assessment. Due to the location of the building, close to the farmhouse, the access and the Listed status, the only viable use for the building is a dwelling.
14. The Old Granary on its own is not large enough to provide residential accommodation in accordance with Nationally Described Space Standards. Linking The Old Granary with another nearby existing outbuilding is considered the most appropriate and cost effective way of bringing the building back into a use where it can be maintained and preserved for years to come.
15. The Grade II Listed building will be preserved by the proposed works, with no material harm to the listed building, nor any loss of any significant original fabric. The proposed dwelling will respect and enhance the character of the Grade II listed building, ensuring the long term safeguarding of the heritage asset.

Planning History

16. 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

17. 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 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).

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National Planning Policy

18. 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.
19. 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.
20. 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.
21. 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.*
22. 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.*
23. Paragraph 210 of the NPPF states; In determining applications, local planning authorities should take account of:

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- 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.

- 24. 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.*
- 25. 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.*
- 26. 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

- 27. 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.
- 28. 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.*
- 29. The WCS Core Policy 48 - Conversion and re-use of rural buildings *Proposals to convert and re-use rural buildings for employment, tourism,*

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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.

30. 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.*
31. 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.*
32. The WCS Core Policy 58 - Ensuring the conservation of the historic environment, states that (*inter alia*); *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.*
33. 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.*
34. The Bat Special Area of Conservation Planning Guidance (SACPG) states; *Where survey work has confirmed that a sensitive feature used by a SAC*

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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

35. 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.)
36. 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.
37. Furthermore, the applicant would need to generate significant value to pay for the works to convert these buildings (The Cart Shed and The Old Granary). 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 impact that any other use would have on neighbouring amenity.
38. The Old Granary is now structurally sound and capable of conversion, following works to stabilise the building, in June 2023, to prevent it from collapse. To be clear, the applicants appreciate that these repairs to the building should have had the benefit of Listed Building Consent, but at the time the building was in imminent danger of collapse, and there was no time to go through the formal procedure. The applicants make no apology for seeking retrospective approval for these repair works. Without their urgent intervention at that time the building would have collapsed, and there would have been no building left. The Structural Report (submitted herewith) comments; *These repairs have ensured its current excellent condition.* The Report concludes; *The conversion of these buildings can, in our opinion, be carried out without major construction or structural elements.*

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39. Core Policy 58 is a key consideration to this proposal and for the conservation of this historic building. The proposed dwelling will enhance the listed building in an appropriate manner by retaining as much of the existing materials as possible, making minimal changes to the structure, only those in order to provide a dwelling with the consideration of Building Regulations. The minimal change to the character of the building and the enhancement to the area around the Granary will lead to the conservation of the historic building, whilst also making enhancements appropriate to the significance of the listed building.
40. 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

41. 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 glass corridor connecting the Granary with the extension will ensure the individual characters of each building will not be impacted. Whilst also minimising any impact on the landscape.
42. The proposed dwelling has been designed around the existing buildings, with minimal alterations to the exterior, ensuring the finished dwelling remains in keeping with the existing buildings. The conversion of these buildings to a dwelling, will ensure the future conservation of the grade II Listed building
43. The proposal to convert and extend the building and the adjacent (heavily altered) outbuilding does not result in the loss of any significant original fabric. Careful consideration has been given to the appearance of the proposed structure, preserving and enhancing the character of the heritage asset. There be no significant harm to neighbouring amenities, nor on the wider landscape.
44. Landscaping details and boundary treatments can 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

45. A Preliminary Ecological Appraisal has been carried out and the report is submitted herewith. The report concluded that there was negligible bat roost suitability in the Granary and the adjacent timber shed, which will form the parking area for the proposed dwelling. The mitigation recommendations were a lighting plan, bat roosts and bird boxes, which can be dealt with by a condition upon an approval.

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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 west of the property, 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 (B4528). 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.
52. Following the grant of planning permission for the Rowden Park Urban Extension development (on the east side of the B4528) and the development of the Showell Farm employment site (on the west side of the farmstead and the B4528) connectivity with the town by walking, cycling and public transport can be expected to be significantly improved.

Flooding and Drainage

53. The site, which is less than 1 hectare in area, 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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54. 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 Klargester BioDisc® BA, which is suitable for a dwelling of up to 8 people, which is more than sufficient for the proposed 1 bedroom, 2 person dwelling.

Housing Land Supply

55. The 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

56. The alterations to the 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 to a long-term viable use should be given great weight for the long-term conservation of this heritage asset.
57. The proposed dwelling will improve the visual appearance of the heritage asset and its surroundings. 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.
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