

**Our ref:** OT/Williams/AGBldgs

5 March 2026

Development Management  
Wiltshire Council  
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 or Madam,

**Town and Country Planning Act 1990**  
**Full application (retrospective) for the partial rebuilding and conversion**  
**of agricultural buildings into 3 no dwellings**  
**Wick Farm, Wick Lane, Lacock, SN15 2LU**

We are instructed by the applicant, Mr Mark Williams, to prepare and submit this application seeking **retrospective planning permission** for the partial rebuilding and conversion of agricultural buildings into 3 no dwellings.

Please find enclosed in support of this application:

- The completed planning application form;
- Design, Access and Heritage Statement (this letter);
- The location plan
- Existing block plan no.: 134 L 002;
- Proposed block plan no.: 134 L 003;
- Existing Ground Floor Plan Barn A and B no.: 134 EX 01;
- Existing Elevations Barn A and B no.: 134 EX 02;
- Proposed Barn A and B Ground Floor Plan no.: 134 L 010;
- Proposed Barn A and B First Floor Plan no.: 134 L 011;
- Proposed Barn A & B Elevations no.: 134 L 030;
- Existing Barn C Floor Plans and Elevations no.: 134 EX 010
- Proposed Barn C Floor Plans and Elevations no.: 134 L 009;
- CIL Form 1; and
- The application fee of £1,849.00 (application fee - £1,764 and planning portal service fee - £85.00)

**Wick Farm, Wick Lane, Lacock, SN15 2LU**

## **Design, Access and Heritage Statement**

### **Introduction**

1. This Statement has been prepared in support of a retrospective planning application for the partial rebuilding and conversion of agricultural buildings to three dwellings at Wick Farm, Lacock.

### **Site Description and Constraints**

2. Wick Farm is situated at the end of a country lane leading from Wick Lane, which runs west from the A350 at Lacock. Set within open countryside, the site is surrounded by agricultural fields. The farmstead comprises a collection of agricultural buildings, some of which are statutorily listed, including a Grade II listed farmhouse (Little Wick including Cheese House and Cyder House), Grade II\* barn (Barn at Wick Farm), and Grade II listed stable building (Stable and Barn range to south west of Wick Farmhouse).
3. The application site comprises a pair of semi-detached buildings and a detached building, all of which are two-storeys in height and constructed of natural stone. Although these buildings lie within the setting of nearby listed buildings, the buildings themselves are not statutorily listed.
4. The site is not located within, nor in close proximity to, any sensitive land-use, landscape, or ecological designations. In accordance with the Environment Agency Flood Map for Planning, the site is not located within Flood Zone 2 or 3.

### **Background**

5. The existing buildings have been the subject of previous planning applications:

N/03/02910/COU – Change of use of vacant agricultural buildings to three workshop units. Approved 25.06.2004. The detached workshop has been used for agricultural purposes in association with the wider agricultural unit.

N/03/03086/LBC – Internal and external alterations and single storey extension to agricultural buildings to convert to three workshop units. Approved 25.06.2004

### **Policy considerations**

6. Under the provision of 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. The statutory development plan in respect of this application comprises the Wiltshire Core Strategy (adopted January 2015).

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

7. 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.
8. The WCS Core Policy 11: Spatial Strategy for the Corsham Community Area identifies Lacock as a Small Village.
9. The WCS Core Policy 48 states that 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 landscape or settlement and would not be detrimental to 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.*

10. The WCS Core Policy 50 - Biodiversity and Geodiversity, states that *All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development*
11. The WCS Core Policy 57 - Ensuring high quality design and place shaping, states that *Applications for new dwelling must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

*Point iii - 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 - being sympathetic to and conserving historic buildings and historic landscapes.*

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

*Point vi - making efficient use of land whilst taking account of characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.*

*Point vii – having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).*

12. 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. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.*
13. The WCS Core Policy 61 – Transport and new development, states that *new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport.*
14. The WCS Core Policy 64 – Demand Management states that *demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include: (d) residential parking standards – the provision of car parking associated with well designed new residential development will be based on minimum parking standards.*
15. 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.*

## **Planning Considerations**

### *Location*

16. The site was previously the subject of a planning application for the change of use of vacant agricultural buildings to three workshop units. Notwithstanding this, the current application seeks retrospective planning permission for the partial rebuilding and conversion of the agricultural buildings into three dwellings.
17. To accord with Core Policy 48, a number of alternative options were considered prior to proposing the rebuilding and conversion of existing stone barns to residential use.

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

18. In terms of employment use, evidence (Appendix A) has been provided to demonstrate that the applicant undertook marketing efforts to let No 1 Arthur Gillford Building as office space. The building was marketed for nearly 12 months following the applicant's purchase of the site in 2023. During this period, the rental fee was reduced from £1,100 per calendar month to £750 per calendar month in an effort to attract interest. The property was also advertised through a local social media group with a monthly audience of approximately 600,000 people. Despite these efforts, the marketing exercises were unsuccessful in securing any rental interest.
19. In terms of cultural or community uses, Lacock Village Hall and the adjoining Manor Room<sup>1</sup>, both of which are available for hire private and commercial bookings. Their locations are more accessible by modes of sustainable transport than the application site.
20. Tourism uses were also considered, however, there are already a good amount of tourist accommodation within the village. Furthermore, visitors to the village are more likely to stay within the village itself, given its established tourist attractions, including the nearby National Trust property. As a result, it is unlikely that converting the application buildings into additional tourist accommodation would be financially viable.

### *Heritage*

#### *(i) Listed buildings*

21. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the preservation of listed buildings and their settings.
23. The application buildings are not statutorily listed in accordance with Historic England, nevertheless, the site is situated within the setting of nearby listed buildings – Little Wick, Wick Farmhouse (Grade II Listed farmhouse), Barn at Wick Farm (Grade II\* Listed Barn) and Stable and Barn Range to south west of Wick Farmhouse (Grade II Listed building).
24. The official list entry for these buildings, as shown on the Historic England website, are detailed below:

*Little Wick, Wick Farmhouse, Grade II, first listed on 20 December 1960*

*Farmhouse, C19 rebuilding of C16 or earlier house, C18 rear wing. Rubble stone with stone slate roofs. Front range has coped gables and end stacks, the right stack C16 or earlier, partially corbelled out. Two-storey, 3-window C19 front with raised quoins, band and eaves band, windows in plain raised surrounds and centre door with hood on brackets. Rear wing (Little Wick) has*

---

<sup>1</sup> Source – advertised in Lacock Parish Council

# Willis & Co.

## Wick Farm, Wick Lane, Lacock, SN15 2LU

*cyma-moulded 2-light recessed mullion windows and some casements, 3-window range to inner court and 2 gabled dormers. Attached, enclosing court, is 2-storey early C19 dairy, cheese room and cider house of squared rubble stone with end stacks and cambered brick heads to openings. First floor triple casement and 6-pane window, ground floor door, triple casement, door, door and 6-pane window. Said to be dated 1816 on beam in cider-press room. Wick is recorded as a manor held by Croke family in C13 and later by the Bonham family.*

*Barn at Wick Farm, Grade II\*, first listed on 20 December 1960*

*Barn, C15, rubble stone with Bridgwater tile roof. Central projecting gabled cart-entries each side, north entry with plain weatherboarded gable, south gable in stone with coping. Chamfered jambs and timber lintels. Buttress to wall each side of cart-entries. Heavy corner stones, one with 2 scratch-dials inscribed. South cart entry has chamfered Tudor-arched timber lintel to side door. Five-bay interior with 2-purlin roof and 2 tiers of curved windbraces. Three raised cruck trusses with arch-braced cambered collars and, against end walls, 2 tie-beam-and-collar trusses.*

*Stable and Barn Range to south west of Wick Farmhouse, Grade II, first listed on 7 January 1987*

*Stable and barn range, C18 rubble stone under continuous stone slate roof. Flush quoins. Barn section has plain double doors each side. Stable range, to right has 2 doors with timber lintels and central upper loading door. Six-bay tie-beam-and-collar truss roof, double purlin with straight windbraces.*

25. Collectively, these buildings are of significance heritage value due to their architectural interest, historic and agricultural associations with Wick Farm, and their contribution to the rural character and setting of the surrounding countryside.
26. Their significance is therefore derived from the survival of traditional agricultural and domestic building forms, the evidential value they provide in illustrating the historic development of the farmstead, and their collective contribution to the character and appearance of the rural landscape. Together, the listed buildings form a coherent historic group that reflects the agricultural origins and rural use of the site.

### *(ii) Curtilage Listed Status*

27. With regard to the heritage status of the application buildings, it is acknowledged that listed building consent was sought and subsequently granted in the past in relation to works to these buildings. However, the seeking or granting of listed building consent does not, in itself, determine whether a building is curtilage listed.

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

28. Whether a structure is curtilage listed is a matter of fact and degree, guided by established case law, including *Methuen-Campbell v Walters* [1979], *Skerritts of Nottingham Ltd v Secretary of State for the Environment* [2000], and *Calderdale Metropolitan Borough Council v Secretary of State for Communities and Local Government* [2013]. These cases confirm that curtilage listing depends on the physical layout of the site, the historic and functional relationship between buildings, and whether a structure formed part of the land serving the listed building at the date of listing.
29. The buildings subject to this application are physically separate from the listed farmhouse, the Grade II\* barn, and the Grade II stable and barn range. Whilst they were historically agricultural in use and appear on early historic mapping, including plans dating from 1764, there is little evidence to demonstrate that they formed part of the historic core or immediate domestic or operational enclosure of any of the listed assets. In particular, they did not appear to be functionally integral to the Grade II\* barn and the other listed buildings.
30. On this basis, and notwithstanding the previous listed building consent, it is our opinion that the buildings subject to this application should not be regarded as curtilage listed. They may be more appropriately considered as non-designated buildings within the setting of the listed farmhouse, barn and stable & barn range. The following section therefore assesses the impact of the proposal on the setting and significance of these designated heritage assets.

### *(iii) Heritage Setting and Impact Assessment*

31. Although the buildings are not curtilage listed, they lie within the wider setting of the Grade II listed farmhouse, the Grade II\* tithe barn, and the Grade II listed stable and barn range. The significance of these listed assets derives from their architectural interest, historic and agricultural associations with Wick Farm, and their contribution to the rural character and appearance of the surrounding countryside.
32. The proposed development involves the partial rebuilding and conversion of the former vacant agricultural buildings into three dwellings. The works have been designed to respect the scale, form, and materials of the existing structures, maintaining their traditional stone construction and two-storey height, in a manner largely consistent with the previously consented scheme.
33. Given the physical separation and functional independence of the buildings from the listed assets, it is our opinion that the proposal would not result in harm to the significance of the heritage assets. Therefore, the proposal would comply with the heritage objectives of the National Planning Policy Framework (the Framework), conserving the significance of designated

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

assets while allowing for the viable reuse of non-designated buildings within the setting.

### *Character and Appearance*

34. The existing buildings are located near to the entrance of the farmstead. Compared with the previously approved scheme, whilst the fenestration design is noticeably different, the overall scale and form of the buildings are not materially different and continue to respect the agricultural character of the site and the wider farmstead.
35. The buildings were constructed with good quality of building materials to reflect the character and appearance of other farm buildings within the farmstead. To the southwest of Barn A and B, there is a front garden bounded by natural stone dwarf walls, which reinforce the open and rural character of the site and the wider surrounding area to accord with Policy 57 of the Core Strategy.

### *Highway safety*

36. The dwellings would be accessed via the existing country lane, as at present. In terms of parking provision, each of the new-build dwellings would be provided with designated parking spaces to accord with the parking requirement stated in Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy March 2015.

### *Drainage and Flood Risk*

37. The site is not located within Flood Zone 2 or 3. The proposal is not to extend the existing building, therefore there is no increase in terms of flood risk. Soakaway is used to meet required Building Regulations.
38. In respect of foul drainage, a package treatment plant is proposed to serve the entire site, including the farmstead. The system is currently being designed by a suitably qualified engineer, and full technical details can be provided in due course. These details can also be secured by way of a planning condition to ensure an appropriate and satisfactory drainage solution.

### *Residential Amenity*

39. The submitted block plan and elevations demonstrate that the proposed dwellings are positioned at some reasonable separation distances from the neighbouring properties. New windows are also located to ensure that residential amenity can be adequately safeguarded.

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

40. Private outdoor space is generally desirable to provide occupiers with opportunities for recreation, relaxation, and daily activities, and to contribute to a high standard of residential amenity for future occupiers.
41. As shown on the proposed block plan, the new dwellings would not benefit from fully enclosed private gardens. This approach reflects the intention to retain the integrity, form and rural character of the existing buildings, which is a defining feature of converted-barn development in the open countryside.
42. Nevertheless, occupiers would benefit from immediate access to the surrounding open countryside, providing opportunities for outdoor recreation and enjoyment of the rural environment. Having regard to the site's context and the nature of the development, therefore, it is our opinion that the level of private amenity provision can be considered appropriate and proportionate to the nature and location of the development.
43. The proposed dwellings are located within a functioning farmstead, and it is acknowledged that agricultural operations may generate occasional noise, odour, and other typical farm-related activity. However, these characteristics are intrinsic to a working rural environment and are consistent with the agricultural use of the site.
44. The applicant intends to remove the adjacent pole barns, and to seek planning permission to convert the adjacent store buildings to residential use. Therefore, any agricultural activities would be moved away from the established farmstead.
45. Future occupiers would be aware that living in this context involves coexisting with such activities, which are an established and accepted part of the surrounding countryside. If necessary, standard measures, such as appropriate glazing and ventilation can further reduce minor disturbances. On balance, the proposed development provides an acceptable standard of residential amenity, and the modest impact of typical farm operations is fully compatible with the rural character and function of the farmstead.

### *Ecology and Biodiversity*

46. Given that the site is currently comprised of hard-standing area and the proposal involves the rebuilding and conversion of former agricultural barns, biodiversity Net Gain (BNG) therefore would not be required.

### *Arboricultural Matters*

47. The site is not subject to any Tree Preservation Orders (TPOs).

**Wick Farm, Wick Lane, Lacock, SN15 2LU**

## **Planning Balance**

48. We understand that the Framework is relevant to new proposals and that the Framework 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 Framework as well as local policies.
49. Paragraph 10 advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.
50. Paragraph 11 of the Framework 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-date (Footnote 8), 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 (Footnote 7); 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.
51. Footnote 7, in relation to paragraph 11(d) of the Framework, states; The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.
52. Footnote 8, in relation to paragraph 11(d) of the Framework, 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.
53. Paragraph 39 states that "*Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative*

## **Wick Farm, Wick Lane, Lacock, SN15 2LU**

*way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible”.*

54. Paragraph 61 makes clear that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”* the overall aim should be to meet an area’s identified housing need.
55. Paragraph 73 emphasises that *“small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly...”* Local Planning Authorities should *“identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare...”*
56. The Council is currently unable to demonstrate a five-year housing land supply and has acknowledged that, as of April 2024, it has 2.42 years of housing land supply. Whilst this figure may be subject to change, there is an indication that it has since been reduced to 2.06 years, according to a recent Strategic Committee Report of planning application reference: PL/2024/06897). A copy of the report is provided at Appendix c.
57. The proposal involves the sensitive conversion of the existing stone barns and rebuilding within the footprint of the former structures. The scheme respects the scale, form, and materials of the existing buildings, preserve the historic character of the farmstead, and retaining the rural setting of the surrounding countryside. The design also carefully balances residential amenity with the conservation of heritage assets.
58. Although the provision of three dwellings is modest in scale, the development represents a sustainable and efficient use of previously developed land, minimises encroachment into the wider countryside, and contributes positively to the character and appearance of the farmstead. In addition, it makes a valuable contribution to the overall housing supply in the area.
59. In summary, it is our view that these benefits can reasonably be afforded considerable weight in the consideration of the application. Therefore, the Council is respectfully invited to consider the scheme favourably.

## **Suggested Planning Conditions**

60. Given that it is a retrospective planning application, it is not considered necessary to impose a time limit condition for the implementation of the scheme. For a similar reason, pre-commencement conditions would not be considered appropriate.

**Wick Farm, Wick Lane, Lacock, SN15 2LU**

61. Nevertheless, the following conditions may be considered more appropriate:

- (i) The development hereby permitted shall be carried out in accordance with the following drawings:
  - The location plan
  - Existing block plan no.: 134 L 002;
  - Proposed block plan no.: 134 L 003;
  - Existing Ground Floor Plan Barn A and B no.: 134 EX 01;
  - Existing Elevations Barn A and B no.: 134 EX 02;
  - Proposed Barn A and B Ground Floor Plan no.: 134 L 010;
  - Proposed Barn A and B First Floor Plan no.: 134 L 011;
  - Proposed Barn A & B Elevations no.: 134 L 030;
  - Existing Barn C Floor Plans and Elevations no.: 134 EX 010, and
  - Proposed Barn C Floor Plans and Elevations no.: 134 L 009.
- (ii) Parking – The development hereby permitted shall not be occupied until the vehicle parking spaces have been provided in accordance with drawing no.: 134 L 003. Thereafter those spaces shall be retained for the parking of vehicles only.
- (iii) Within three months of the decision of the application, details of the disposal of foul sewerage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the proposed dwellings hereby approved.
- (iv) Permitted Development Restrictions – Removal of certain permitted development rights provided that they can meet the tests set out in the Framework to ensure the setting of the nearby listed buildings is preserved.

**Community Infrastructure Levy (CIL)**

62. The applicant understands that there will be a need for CIL in relation to the proposed dwellings. The relevant CIL 1 form is submitted herewith.

**Conclusion**

63. We trust that you have all the necessary information that you require to validate and determine this retrospective planning application. If the officer does require any information or clarification on any element of the proposal, we welcome a discussion during the planning application process.

Yours faithfully,

Olivia Tresise, MSc, MA, MRTPI

# *Willis & Co.*

**Wick Farm, Wick Lane, Lacock, SN15 2LU**

Principal Planner

Appendix A – Marketing Description – No 1 Arthur Gifford Buildings

Appendix B – Approved Elevations and Floor Plans (N/03/02910/COU)

Appendix C – Committee Strategic Report (PL/2024/06897)