

Our ref: DS/Crapper

7th May 2026

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

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Dear Sir/Madam,

Town and Country Planning Act 1990

Extension to farm shop; retention of dining structure; convert barn to a flexible space; livestock display area; and parking area (part retrospective) at Sustain Farm Shop & Cafe, Lydiard Plain, Royal Wootton Bassett, SN4 8DT.

Introduction

1. Willis & Co. are instructed by Mr Richard Crapper to prepare and submit this full planning application for the proposed extension to farm shop; convert barn to a flexible space; retention of dining structure; parking areas; and a livestock display area (part retrospective) at the above site. Please find enclosed in support of this application:
 - The completed planning application forms and certificates;
 - The completed CIL Form;
 - Design and Access Statement (this letter);
 - Location Plan, no. 108-L001;
 - Existing Block Plan, no. 108-L011;
 - Proposed Block Plan, no. 108-L012;
 - Existing Farm Shop Elevations, no. 108-L031;
 - Proposed Farm Shop Elevations, no. 108-P031;
 - Proposed Farm Shop Floor Plan, no. 108-P010;
 - Existing Dining Structure, no. 108-L016;
 - Existing Barn Elevations, no. 108-L030;
 - Existing Barn Floor Plan, no. 108-L2010;
 - Proposed Barn Elevations, no. 108-P030;
 - Proposed Barn Plan, no. 108-L014;
 - Class R acknowledgement letter;
 - Sewage Treatment Plant details; and,
 - the appropriate planning application fee of £588.

Background

2. Sustain Farm Shop and Cafe is located off the B4696 (Lydiard Plain), just north of Brinkworth Road and around 2km north west of Royal Wootton Bassett. The site is within the open countryside. It does not fall within any designated landscape areas, or near any heritage asset. It is located within Flood Zone 1.

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3. The initial farm shop & cafe building, previously used for agriculture, has been used as a farm shop and cafe, under Class R to a flexible commercial use (Class E), since 29th March 2024 (ref. PL/2022/04122). Due to the success, the business has expanded to meet the demand. These aspects are covered in this application, along with the dining structure; an extension to the farm shop; and the change of use of a second barn to create a flexible space for the business. The intention is that this planning application will create a whole new planning permission for the whole of the application site, to function as a single planning unit, for a mix of uses ancillary to the farm shop and café.
4. The name Sustain comes from the applicants passion for sustainability. They are committed to; reducing waste, supporting local suppliers, and creating a space that promotes sustainability.

The Proposal

5. This application covers 5 elements of the proposal; 3 of which are retrospective. I will discuss each of these in turn below:
6. The extension to the farm shop and cafe will be to the rear (west) of the building and be used as a store for produce for both the shop and cafe. The store would be 7m x 3m, providing a footprint of 16.25m². The highest point of the extension will be 4m, sitting just below the existing eaves, sloping down to 3.3m high at the lowest point. The extension will create a continual slope of the existing roof and be constructed using the same materials, blending in with the existing building.
7. The existing barn to the north is already being used as a play area in association with the farm shop and café. This building will be converted into a full-enclosed flexible space. The building will be insulated, as well as heating and lighting being installed. The building will be enclosed on all sides, enabling it to be locked when not in use, outside of opening hours. It will include a storage room and toilets, which will be accessed from the west of the building. The external appearance will predominately remain the same, with additional materials in keeping with the existing.
8. The retrospective elements of this application include the following:
9. A storage container is located to the west of the barn in an enclosed compound, which is used as storage in relation to the business.
10. Two car parking areas; one located to the front (east) of the farm shop, and the other to the north, behind the above mentioned barn. The parking area to the north includes 45 parking spaces, plus 10 Electric Vehicle (EV) charging points will be added. The parking area to the south includes 36 parking spaces, plus 4 disabled parking bays. The car parks are surfaced with a permeable material and landscaped with trees and shrubs around the boundary of the car park.

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11. A tent structure has been erected to the west of the farm shop and café to provide a covered dining area for all year round use in connection with the café.
12. A pig pen and previously approved (N/10/00753/FUL) animal shelter is located to the southern boundary. In addition to this, a livestock display area is located the west of the farm shop and provides a point of interest to visitors of all ages, displaying a variety of farm animals. There is also an alpaca enclosure to the north west, adjacent to the north car park.
13. The business is accessed via the existing track, which sits on the west side of the B4696, just to the north of Brinkworth Road (B4042). The opening hours of the business will be as existing; 9am until 5pm, seven days a week. Community events are held from time to time that run outside of these hours, into the evening.
14. There are 3 shed type buildings that are currently shown on the Proposed Block Plan between the farm shop and the enclosed barn. It is debateable as to whether these require planning permission, as they are moveable structures. They are intended to be used for various purposes, including market stalls, and moved around the site as required.

Planning History

15. The following planning applications relate to the site, which was previously known as Oaklands Farm and Freckles Farm:
 - N/06/01797/COU - Erection of Stables and Store and Change of Use of Land for the Keeping of Horses - Refused - 12/09/2006.
 - N/07/02894/FUL - Agricultural Building for Storage of Animal Feed and Machinery and Winter Shelter for Stock - Refused - 25/12/2007.
 - N/09/00176/AGN - Construction of New Agricultural Track - Application does not need permission - 26/02/2009.
 - N/09/00588/AGN - Erection of Building for Agricultural Storage and Machinery - Withdrawn on 24/04/2009.
 - N/09/00175/FUL - Erection of Agricultural Building and Construction of Agricultural Track - Withdrawn on 24/04/2009.
 - N/09/00589/AGN - Erection of Agricultural Building for Storage of Hay and Straw - DTNR further details not required - 28/04/2009.
 - N/09/02308/FUL - Agricultural Building and Track - Approved with conditions - 30/03/2010.
 - N/10/00753/FUL - Erection of building for agricultural purposes including housing livestock (retrospective) - Approved - 26/04/2010.
16. The most recent and most relevant application (see acknowledgement letter submitted herewith), ref. PL/2022/04122 - Notification under Class R - Change of use of agricultural building to flexible commercial use (Class E). Use to begin 17th June 2022.

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Relevant Planning Policies

17. Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, 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 (WCS) (adopted January 2015) and the Royal Wootton Bassett Neighbourhood Development Plan (RWBNP) (Made April 2018).

National Planning Policy

National Planning Policy Framework

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. The most relevant points of Paragraph 88 states that; *Planning policies and decisions should enable:*
- a) *The sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
 - b) *The development and diversification of agricultural and other land-based rural businesses.*
20. Paragraph 116 of the NPPF 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, following mitigation, would be severe, taking into account all reasonable future scenarios.*
21. Paragraph 135 of the NPPF states that; *Planning policies and decisions should ensure that developments:*
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*

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Local Planning Policy

Wiltshire Core Strategy

22. We consider that the relevant policies in the WCS are as follows:
23. Core Policy 38: Retail and Leisure - *All proposals for retail or leisure uses on sites not within a town centre in excess of 200 sqm gross floorspace, including extension of existing units, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrates that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.*
24. Core Policy 41 Sustainable construction - *New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.*
25. Core Policy 48; Supporting Rural Life - *Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.*
26. Core Policy 51 - Landscape - Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
27. Core Policy 57 - Ensuring high quality design and place shaping - *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.*
28. Core Policy 61 - Transport and new development - *That consideration has been given to the needs of all transport users and, the proposal is capable of being served by safe access to the highway network.*
29. 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.

Royal Wootton Bassett Neighbourhood Development Plan

30. The most relevant points in the RWBNP are as follows:

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- 31. Policy 10: Landscape Setting - Development should safeguard the separate identity and locally distinctive character of Royal Wootton Bassett and its unique landscape setting.
- 32. Policy 12: Road safety, traffic and transport - *Development should not harm highway safety and must ensure that residual cumulative impacts of development are not severe. The promotion of walking, cycling and public transport will be supported.*

Planning Considerations

Principle of Development

- 33. The extension to the farm shop & cafe building is designed to blend in with the existing building. The additional storage area will allow for the business to meet demand and grow. The conversion of the additional agricultural building will enable the growth of the business by providing a flexible space that could be used for community events, farm markets or an indoor children's play area. The proposal as a whole will benefit both the local and wider economy.
- 34. Core Policy 38 requires an impact assessment to support applications with over 200m² of floorspace for retail. Due to the nature of the building being a multi-use space, we feel it unnecessary to provide a retail impact assessment. The conversion of the barn will add around 343m² of multi-use floor space, which includes WC's and a store. The uses considered for this building are; regular farm markets, a conference facility, pop up shops, events and the potential to have a permanent shop on the premises, i.e. a butchers.
- 35. The proposal will not adversely impact the viability and vitality of the Royal Wootton Bassett town centre. The farm markets and pop-up shops that will utilise the multi-use building will be aimed at small local businesses who do not have the financial ability to rent a shop in the town. The business will not take away from the town centre. It will be an alternative, offering a variety of local produce, supporting the rural economy.
- 36. The proposed multi-use space will utilise an existing building on site, maintaining the character of the area. It will function well as part of the existing business, whilst also supporting other local businesses and the community.
- 37. The retention of the dining structure, parking areas and the livestock display area all form part of the farm shop and cafe business. Sustainable growth and expansion of rural businesses is supported in both national and local policies, especially with the use of existing buildings.
- 38. Sustain Farm Shop & Café currently employs 6 full-time staff and 6 part-time. There is no plan to employ additional staff at this time.

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Design, Landscape, Character and Appearance

39. The modest extension and the conversion of an existing building have been designed in keeping with the appearance of the existing buildings, ensuring the buildings retain their rural character and not adversely impacting the landscape area. Any materials used externally will match those of the existing buildings.
40. The dining structure has a marquee roof with timber sides and glazed windows and doors. The structure looks much like events structures that are often seen in rural locations. The structure sits behind the main farm shop building and does not have an adverse impact on the character of the area.
41. The car parks will not harm the landscape character as they are already used for car parking. Mitigation methods will be put in place by the planting of trees and shrubs around the car park.
42. The livestock display areas have no impact on the character or appearance of the area. Livestock enclosures are commonplace in rural locations.

Highways

43. There will be no unacceptable impact on highway safety. The two-way existing track is accessed via a 20m wide, hard surfaced apron leading onto the B4696. It has been used safely since the business began in June 2022. The residual cumulative impacts of any additional traffic that the expansion of the business brings, will not be severe.
44. The farm shop and cafe already attract a great number of visitors, and the parking areas will help to meet the demand. EV charge points will be added to the northern parking area.

Ecology

45. Biodiversity net gain is not applicable to this application due to the retrospective nature of the development, the bulk of which was carried out before February 2024; a modest extension to an existing building, the re-use of an existing building and a proposed car park on land already used for an overflow car park. That said, the additional planting around the car parks will enhance biodiversity.

Flooding and Drainage

46. 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 or ground water.
47. The site does not have any issues with surface water flooding. Rainwater is directed into the soakaways at the base of the building, as existing. Rainwater goods will be maintained over the lifetime of the building.
48. Foul drainage will be connected to the existing sewage treatment plant, details of which are submitted herewith.

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Conclusion

49. The proposal will support the expansion of an existing rural business by the re-use of an existing building and a modest extension on the existing farm shop. The retrospective element of the dining structure, parking areas and a livestock display area already successfully support the existing business.
50. The multi-use building will help to support local businesses and the local community, benefitting the local and wider economy.
51. There will be no adverse impact on the landscape or ecology, which will be enhanced by additional planting around the car park. There will be no severe impacts on the highway network.
52. The proposal meets the three objectives of achieving sustainable development; economic, social and environmental. It is supported by and meets the requirements of both national and local policies.
53. I trust that you have all of the necessary information required to register and favourably determine this application, and I look forward to hearing from you in due course.

Yours faithfully,



Debbie Silver