

PLANNING, DESIGN AND ACCESS STATEMENT

**CONVERSION OF CURTILAGE LISTED REDUNDANT
AGRICULTURAL BUILDINGS TO FORM FOUR RESIDENTIAL
DWELLINGS, INCLUDING THE DEMOLITION OF MODERN
FARM BUILDINGS, THE FORMATION OF A NEW VEHICULAR
ACCESS, AND ASSOCIATED LANDSCAPING, DRAINAGE AND
ANCILLARY WORKS**

OLD MANOR FARM, HIGH STREET, WEDHAMPTON, DEVIZES



**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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CONTENTS:

	Page No:
1. INTRODUCTION	1
2. THE APPLICATION SITE AND SURROUNDINGS	3
3. THE APPLICATION PROPOSALS	10
4. RELEVANT PLANNING POLICIES	14
5. PLANNING ASSESSMENT	18
6. SUMMARY AND CONCLUSION	28

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany a full planning application submitted on behalf of M G Ellis & Son (“the Applicant”). The application relates to land and buildings at Old Manor Farm, High Street, Wedhampton, Devizes, SN10 3QE (hereafter referred to as “the Application site”).
- 1.2 The application seeks planning permission for the sensitive redevelopment of a traditional farmyard comprising a group of redundant agricultural buildings which form part of the historic Old Manor Farm complex and include curtilage listed structures. The proposals provide for the conversion of these buildings to residential use, together with associated works necessary to secure their long-term viable use.
- 1.3 The proposed development represents a sustainable and sympathetic reuse of traditional rural buildings which are no longer required for modern agricultural operations. The scheme has been carefully designed to retain the historic fabric and character of the site, secure the long-term conservation of the buildings, and prevent further deterioration, while enabling a high quality residential reuse that responds positively to its rural and heritage context.
- 1.4 The proposals also include the removal of later, utilitarian agricultural buildings which are of limited architectural and historic interest and make a poor contribution to the character of the farmstead and wider Conservation Area. Their demolition forms an integral part of the overall scheme and will help to restore a more coherent historic farmyard layout, reduce visual clutter, and enhance the setting of the retained curtilage listed buildings and nearby designated heritage assets.
- 1.5 The full description of development is as follows:

“Conversion of curtilage listed redundant agricultural buildings to form four residential dwellings, including the demolition of modern farm buildings, the formation of a new vehicular access, and associated landscaping, drainage and ancillary works.”

- 1.6 Since the submission of the application, the Applicant has engaged positively with the Local Planning Authority (LPA), to review the proposals in detail. As a result of those discussions, the scheme has been comprehensively revised to respond to the heritage concerns identified during the consultation process. The amendments have been informed by a heritage-led design approach, seeking to further reduce the level of intervention within the historic buildings, reinforce the agricultural character of the farmstead, simplify the architectural treatment and enhance the overall appearance of the courtyard. This updated Planning Statement should therefore be read alongside the following amended drawings and accompanying technical information:

Plans

Title	Drawing Number
Site Location Plan	1560-01-B
Existing Site Plan	1560-02-B
Barns 1 & 2 Existing	1560-03
Barns 4 & 5 Existing	1560-04
Barns 6 & 8 Existing	1560-05A
Barns 1 & 2 Proposed	1560-06-F
Barns 4 & 5 Proposed	1560-07-F
Barns 6 & 8 Proposed	1560-08-E
Proposed Site Plan	1560-09-K
Access & Visibility Plan	NJC-001

Reports

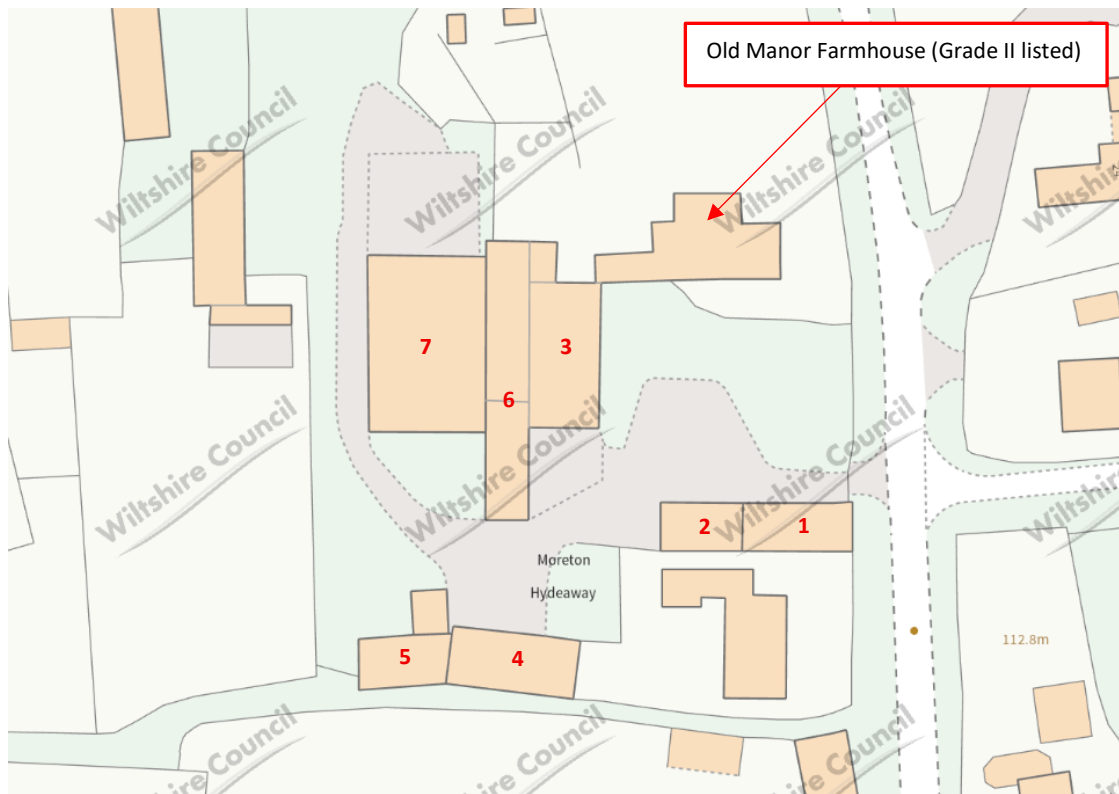
- Flood Risk Assessment and Drainage Strategy, prepared by Calibro Consultancy, dated January 2026
- Arboricultural Impact Assessment and Tree Protection Plan, prepared by SJ Stephens Associates, updated July 2026
- Ecological Assessment, prepared by Pro Vision, dated December 2025
- Biodiversity Net Gain Assessment, prepared by Pro Vision, updated July 2026
- Technical Note to address biodiversity comments, prepared by Pro Vision July 2026
- Heritage Impact Assessment, prepared by Pegasus Group, updated July 2026
- Phosphorous Calculation Technical Note and Calculator, prepared by Holbury Consultancy Service, updated July 2026
- Structural Reports, prepared by JCP Structural and Civil Engineers, dated July 2025
- Viability Report prepared by Wooley & Wallis, dated April 2026

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The Application site is located within Wedhampton, a small rural village approximately 4 miles south-east of Devizes and 5 miles north-west of Upavon, accessed via the A342. Wedhampton is characterised by a loose linear pattern of historic farmsteads, cottages and associated outbuildings arranged along the High Street and a network of subsidiary rural lanes including Green Gate Road, Plum Lane and the Cartway. The settlement retains a strong agricultural character, reflected in the presence of traditional farmyards, paddocks and smallholdings interspersed among residential properties. The location of the Application site is shown on the aerial photograph below.



- 2.2 The Application site extends to approximately 0.3 hectares and is accessed via an existing vehicular access from the High Street along the eastern boundary. The site comprises a traditional farmyard complex containing a mixture of historic agricultural buildings associated with Old Manor Farm and a number of later utilitarian farm structures. The historic buildings within the site form part of the curtilage of the Grade II Listed Old Manor Farmhouse and are therefore curtilage listed by virtue of their historic functional and spatial relationship with the principal listed building. For clarity, the individual buildings are identified and numbered on the plan below and described in detail in the following sections.



- 2.3 Buildings 1, 2, 4, 5 and 6 date from the early 20th century and were constructed as part of the historic working farmstead. The buildings are predominantly brick built with slate roofs and modest internal heights of approximately 2.7 metres, reflecting their original agricultural function. Several buildings were historically open fronted or partially enclosed to facilitate livestock management and associated farm operations. Historically, Buildings 1, 2 and 6 were used as cattle milking sheds. Building 1 was later adapted for pig farrowing, while Building 6 was used for both farrowing and the winter housing of dry sows. Building 4 was used for the winter housing of dry sows and Building 5 was used for milling animal feed.
- 2.4 By the late 1980s and early 1990s these buildings became increasingly unsuitable for modern agricultural use due to their restricted internal heights, constrained layouts and incompatibility with modern machinery. In addition, the absence of integrated effluent and dirty water storage infrastructure created operational and environmental management limitations. As a result, the traditional buildings are no longer used for active agricultural purposes and are now functionally redundant.

Barn 1

- 2.5 Barn 1 is a single storey red brick agricultural building with solid masonry walls and a duo pitched slate roof with clay ridge tiles. The north elevation incorporates three timber stable doors. Internally, the roof is supported by steel purlins spanning between the gable walls and the floor comprises a stepped concrete slab. The building displays a robust agricultural form typical of early 20th century farmstead development.



Barn 2

- 2.6 Barn 2 is a traditional agricultural building with a duo pitched slate roof and a combination of masonry and timber construction. The rear elevation is formed of solid brickwork, while the front elevation is supported by timber posts, giving the building a partially open form characteristic of historic livestock buildings. The roof structure comprises timber rafters and trusses and the floor is formed of a stepped concrete slab.



Barn 3

- 2.7 Barn 3 is a later, utilitarian agricultural building constructed using a steel portal frame with corrugated cement fibre roof sheeting, concrete block lower walls and metal clad upper elevations. The building has an open plan internal arrangement and a concrete slab floor and reflects modern agricultural construction methods.



Barn 4

- 2.8 Barn 4 is a traditional open fronted agricultural building with a duo pitched slate roof and concrete ridge tiles. The front elevation is supported by timber posts, while the rear elevation is formed of solid brickwork. Internally, the roof structure comprises timber rafters and trusses and the floor consists of a stepped concrete slab. The building contributes positively to the historic farmyard character.



Barn 5

- 2.9 Barn 5 is a traditional open fronted agricultural building with a solid brick rear wall and timber post supported front elevation incorporating areas of weathered timber cladding. The duo pitched slate roof exposes timber rafters and purlins internally and the building has a level concrete slab floor.



Barn 6

- 2.10 Barn 6 comprises a long range single storey red brick agricultural building with a pitched slate roof and concrete ridge. The building has a simple linear form with limited external openings, reflecting its historic livestock use. Internally, the building is subdivided into a series of rooms and includes a connection to Barn 3. A concrete slab floor extends throughout.



Barn 7

- 2.11 Barn 7 is a modern agricultural structure of utilitarian form, constructed with corrugated metal elevations, a concrete block base and a duo pitched corrugated cement fibre roof. The building is open sided on its northern elevation and contains a concrete slab floor. The building has limited architectural or historic merit.



Old Manor Farmhouse

- 2.12 The Grade II Listed Old Manor Farmhouse (List Entry Number: 1364585) lies within the wider farm holding and immediately adjacent to the Application site, with its principal elevation facing the historic farmyard. The farmhouse is excluded from the red line application boundary and retains its own independent pedestrian and vehicular access. The building dates from approximately 1600 with mid-17th century alterations and comprises a timber framed structure with painted roughcast walls, stone gables and a thatched roof, retaining significant historic fabric and architectural interest. As a listed building, statutory protection extends to structures within its curtilage which pre-date 1 July 1948. The traditional agricultural buildings within the application site therefore form part of the listed curtilage and contribute to the historic setting and significance of the Old Manor Farm complex.
- 2.13 In relation to national and local land designations for the purpose of planning policy, the site and surrounding landscape lie within the North Wessex Downs National Landscape and the Wilsford Conservation Area. The site falls within Flood Zone 1 (lowest risk of flooding) and is less than 1ha, but falls within an area identified by the Wiltshire Strategic Flood Risk Assessment (SFRA) as having groundwater flooding potential. The site also falls within the Hampshire River Avon Catchment where

new residential development is required to deliver nutrient neutrality. There are no statutory ecological designations affecting the site.

3. THE APPLICATION PROPOSALS

- 3.1 The application proposes the conversion and reuse of a group of redundant agricultural buildings at Old Manor Farm to provide four single storey dwellings, together with associated access, parking, private gardens, landscaping and ancillary works. The proposals include the retention and repair of the traditional barns of historic value, alongside the removal of later utilitarian structures, in order to rationalise the layout and improve the legibility of the historic farmyard arrangement.
- 3.2 The site layout has been carefully refined following detailed discussions with the Planning Officer to reinforce the traditional character and legibility of the historic farmstead. The revised layout adopts a more open and informal courtyard arrangement, reducing the extent of domestic subdivision and creating a shared landscaped space at the heart of the development. Parking has been more carefully integrated within the farmstead, with boundary treatments and landscaping simplified to better reflect the appearance of a traditional working farmyard. The removal of modern agricultural buildings continues to allow the historic barns to be read more clearly within their original setting, whilst the overall layout preserves the loose, functional arrangement characteristic of the site's agricultural origins. The proposed site layout is shown on the submitted Site Layout Plan (extract below).



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- 3.3 The scheme provides a total of four dwellings, comprising one two-bedroom dwelling, two three-bedroom dwellings and one four-bedroom dwelling. All dwellings are single storey in form and are created through the conversion of existing barns, either individually or in paired groupings. The proposals have been revised to further minimise intervention within the historic buildings, with the redesign of Barn 6 adopting a simpler, more traditional form that better reflects its original agricultural character. Each dwelling is provided with appropriately proportioned private garden space and dedicated parking provision and is served via a shared access from the High Street.
- 3.4 Internal layouts have been designed to respond to the proportions and structure of the existing buildings. The arrangements are simple and legible, making efficient use of the available floor area while retaining a sense of openness. Where practicable, original structural elements are retained and expressed internally. The dwelling formed from Barns 1 and 2 incorporates a split-level arrangement including living accommodation, bedrooms and an attached car port. The dwelling formed from Barns 4 and 5 provides three bedrooms and associated living spaces arranged along the elongated footprint of the barns. Following the revised design approach, Barns 6 and 8 have been simplified to retain a linear agricultural form, with the previously proposed projections removed and replaced with very modest, subservient additions which preserve the simple linear form and reflect the traditional evolution of agricultural buildings.
- 3.5 The architectural approach has been substantially refined following discussions with the Planning Officer. The revised proposals reduce the domestic appearance of the buildings by simplifying the treatment of windows and doors, reducing the number of new openings and making greater use of existing agricultural openings wherever practicable. Contemporary recessed glazing has been incorporated within existing structural openings to retain the openness and legibility of the former agricultural buildings. Existing stable doors, timber boarding and principal agricultural openings have been retained wherever practicable to preserve the simple agricultural character of the buildings whilst accommodating their optimum viable use. Brickwork will be repaired using matching materials and mortar, roofs will be finished in slate with concrete ridge tiles, and new timber cladding will be introduced in a simple horizontal form where required.
- 3.6 The overall conversion approach is based upon repair, reuse and minimal intervention within the historic fabric. Existing openings have been retained and reused wherever possible, with the number of new openings reduced following the design review process. Where additional natural light is required, rooflights have been incorporated where appropriate in preference to creating unnecessary new openings. This approach reduces the visual impact of the conversion, thereby preserving both the agricultural simplicity of the buildings and the significance of the curtilage listed farmstead.
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- 3.7 The external spaces have also been revised to reduce the domestic appearance of the development and reinforce the character of a traditional farmstead. A larger shared landscaped area has been introduced within the central courtyard, reducing the extent of private domestic curtilages and creating a more open and informal setting. Boundary treatments have been simplified and comprise native hedging supplemented, where necessary, by post and rail fencing. Soft landscaping includes areas of grass, meadow planting, shrubs, flower beds, native hedgerows and new tree planting, creating a cohesive landscape framework that complements the historic agricultural setting.
- 3.8 Vehicular access to the site will be taken from the High Street via a newly formed access located approximately 10 metres north of the existing entrance. The existing access will be closed and incorporated into the garden areas serving the dwellings formed from Barns 1 and 2, with the existing boundary wall retained, repaired and reinstated where necessary. The new access is designed to provide improved visibility and a more logical relationship with the internal site layout. Internal circulation is provided via a permeable access road.
- 3.9 Parking is provided in accordance with the size and function of each dwelling. Two spaces are provided for the two-bedroom and three-bedroom dwellings, while the four-bedroom dwelling benefits from three dedicated spaces. Two visitor spaces are also provided within the site. The dwelling formed from Barns 1 and 2 incorporates parking within an existing open fronted structure utilised as a car port. Parking for Barns 4 and 5 is located adjacent to the eastern boundary wall, while parking serving Barn 6 is provided on private driveways located to the front of the building. Electric vehicle charging points are proposed for each dwelling. The parking layout has been refined to integrate more effectively within the historic farmstead, reducing its visual prominence and ensuring it does not dominate the central courtyard. Parking and access areas are surfaced using porous tarmac and porous block paving to assist with drainage whilst maintaining a simple agricultural appearance.
- 3.10 The proposals include the selective removal of trees where required to facilitate the new access arrangement and site layout. Trees proposed for removal include Category U and Category C specimens, together with two Lawson cypress trees of low to moderate quality. Replacement planting is proposed throughout the site, including new hedgerows and trees, to reinforce the rural setting and site boundaries.
- 3.11 The proposals include the demolition of Barns 3 and 7, which are later utilitarian agricultural buildings of limited architectural and historic interest. Their removal forms an integral part of the proposals, allowing the surviving traditional barns to be appreciated more clearly, reinforcing the historic farmstead layout and reducing visual clutter within the site. This heritage-led approach enhances the setting of the retained curtilage listed buildings and better reflects the historic character of Old Manor Farm.
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- 3.12 Overall, the revised proposals have evolved through positive engagement with the LPA to deliver a more heritage-led scheme. By reducing the level of intervention within the historic buildings, simplifying the architectural treatment, reinforcing the traditional farmyard layout and carefully integrating landscaping and parking, the proposals secure the long-term viable reuse of the redundant agricultural buildings whilst preserving and enhancing the character and significance of the curtilage listed farmstead and the wider Wedhampton Conservation Area.

4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this application that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF); and
 - The Development Plan (including Neighbourhood Plans).

National Planning Policy Framework (NPPF)

- 4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in December 2024.
- 4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear 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”.

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- 4.7 Paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.8 Paragraph 84 states new isolated dwellings in the countryside should be avoided unless one of the five special circumstances occur. These include where “the development would re-use redundant or disused buildings and enhance its immediate setting”.
- 4.9 Paragraph 116 of the NPPF states that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts would be severe.
- 4.10 Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.11 Section 12 is entitled “Achieving well-designed places”. Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.12 Section 15 is entitled ‘Conserving and enhancing the natural environment’. Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (now referred to as National Landscapes) (together with National Parks and the Broads) which have the highest status of protection.
- 4.13 Section 16 is entitled ‘Conserving and enhancing the historic environment’. Paragraph 200 states that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.14 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Development Plan

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- 4.15 The Statutory Development Plan covering the application site comprises the Wiltshire Core Strategy (WCS) (2015). The most relevant policies in the consideration of this application are as follows:
- 4.16 **Core Policy 48 (Conversion and re-use of rural buildings)** supports proposals to convert and re-use rural buildings for tourism (amongst other) uses where they satisfy five criteria as follows:
- 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 existing 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 streets.*
 - 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 long term safeguarding.*
- 4.17 It is then noted that “where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria”.
- 4.18 **Core Policy 50 (Biodiversity and geodiversity)** states that developments should attempt to conserve and preserve sites for their ecological value, as part of this the policy expects there should be no net loss of biodiversity value.
- 4.19 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.
- 4.20 **Core Policy 52 (Green infrastructure)** requires development to protect, conserve and enhance existing green infrastructure assets, including trees, hedgerows, vegetation corridors and landscape features. The policy seeks to ensure that development proposals retain important green infrastructure wherever possible and incorporate appropriate mitigation, replacement planting and enhancement measures to strengthen landscape connectivity, visual amenity and ecological value.
- 4.21 **Core Policy 57 (Ensuring high quality design and place shaping)** sets out 14 criteria which all new developments must meet, including alterations to existing buildings. Specifically, criterion (iv) requires development to be sympathetic to, and conserve historic buildings, and criterion (xii) requires the use of high standards of building materials and finishes.

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- 4.22 **Core Policy 58 (Ensuring the conservation of the historic environment)** states that development should protect, conserve and enhance the historic environment. Designated heritage assets should be appropriately enhanced in a manner appropriate to their significance.
- 4.23 **Core Policy 61 (Transport and new development)** requires development to provide safe and suitable access arrangements, avoid unacceptable impacts on highway safety and the wider transport network, and ensure appropriate parking provision in accordance with adopted standards. Proposals should facilitate safe vehicular and pedestrian movement, integrate with existing transport infrastructure and avoid creating severe residual transport impacts.
- 4.24 **Core Policy 67 (Flood risk)** seeks to direct development away from areas at highest flood risk and requires proposals to demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere. The policy promotes the use of sustainable drainage measures and requires surface water and groundwater to be appropriately managed through design and mitigation.

5. PLANNING ASSESSMENT

The Principle of Development

- 5.1 The principle of development must be considered in the context of both national and local planning policy. Paragraph 84 of the NPPF confirms that new isolated residential development in the countryside should be avoided unless specific circumstances apply, including where development would involve the reuse of redundant or disused buildings and enhance their immediate setting.
- 5.2 At the local level, Core Policy 48 (Conversion and Re-use of Rural Buildings) of the Wiltshire Core Strategy provides the primary policy framework for assessing proposals for the conversion and reuse of rural buildings. The policy supports such proposals where five specific criteria are satisfied. Where alternative economic uses are not practical propositions, the policy confirms that residential conversion may be appropriate subject to compliance with these criteria.
- 5.3 The proposed development comprises the conversion of a group of redundant agricultural buildings to form four single-storey dwellings, alongside the selective demolition of later utilitarian structures. The proposals therefore fall squarely within the scope and intent of both the NPPF and Core Policy 48. Each of the CP48 criteria is addressed in turn below.

Structural Integrity and Suitability for Conversion (CP48 Criterion i)

- 5.4 Criterion (i) of Core Policy 48 requires that buildings are structurally sound and capable of conversion without major rebuilding, and that any necessary extensions or modifications preserve the character of the existing buildings. An Independent Structural Assessment is submitted in support of the application and confirms that all barns proposed for conversion, are structurally sound and capable of conversion to residential use. The reports identify only minor, localised remedial works typical of buildings of this age, including limited timber post replacement, repointing and routine maintenance repairs. No fundamental rebuilding or structural reconstruction is required,
- 5.5 The proposals retain the primary structural fabric, form and agricultural character of the traditional barns, requiring only limited and carefully considered interventions to facilitate their conversion. Modest single storey extensions are proposed only where necessary and have been designed as subservient additions positioned on secondary elevations below the ridge and eaves of the host buildings. Following discussions with the Planning Officer, the scheme has been refined to further reduce the extent of intervention, including simplifying the extensions to Barns 6 & 8 and by reducing the number of new openings where practicable.

Landscape Character, Settlement Pattern and Amenity (CP48 Criterion ii)

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- 5.6 Criterion (ii) of Core Policy 48 requires that the proposed use would not detract from the character or appearance of the landscape or settlement and would not result in unacceptable impacts on residential amenity. The application site lies within the Wedhampton Conservation Area and the North Wessex Downs National Landscape, and the proposals have been specifically designed to respond to this sensitive policy context.
- 5.7 The development is wholly contained within the established envelope of the historic farmyard and does not extend built form into the surrounding open countryside. No new isolated buildings are proposed beyond the footprint and spatial extent of the existing farmstead. Furthermore, the scheme results in a net reduction in built form through the demolition of modern agricultural buildings, alongside a reduction in areas of hardstanding, allowing additional space to be returned to soft landscaping and green infrastructure.
- 5.8 The site layout maintains a loose and informal farmyard arrangement, reflecting the historic evolution of the site rather than imposing a formalised or suburban layout. All dwellings remain single storey and are contained within the scale and massing of the existing barns, ensuring that the development does not introduce visually intrusive built form within the wider landscape. The submitted Built Heritage Statement confirms that the proposals retain the historic farmstead form, remove later utilitarian buildings that detract from the character of the site, and introduce new planting and boundary treatments which reinforce the rural setting.
- 5.9 Landscaping proposals incorporate native hedging, meadow planting and tree planting to soften site boundaries and create a transition to adjoining paddock land. The design approach avoids ornamental or suburban features and retains the agricultural character of the site.
- 5.10 In terms of amenity, the low density nature of the development, separation distances between dwellings, and provision of private garden space ensure that appropriate living conditions are achieved for future occupants without generating unacceptable impacts on neighbouring properties.

Access and Infrastructure Provision (CP48 Criterion iii)

- 5.11 Criterion (iii) requires that the site can be served by appropriate access arrangements and supporting infrastructure.
- 5.12 The submitted Access and Visibility Plan demonstrates that the proposed new vehicular access onto the High Street achieves visibility splays of 2.4 metres by 43 metres in both directions in accordance with highway safety standards. The scheme includes the closure of the existing access and the formation of a new access arrangement which has a more logical relationship with the internal site layout.

- 5.13 Internal circulation is provided via a permeable access route which enables safe vehicle movement while maintaining a rural appearance. Parking provision accords with adopted standards and includes dedicated spaces for each dwelling, visitor parking and electric vehicle charging infrastructure.

Access to Services and Rural Sustainability (CP48 Criterion iv)

- 5.14 Criterion (iv) requires that the site has reasonable access to local services.
- 5.15 The application site is located within the settlement of Wedhampton, a small rural village with an established residential community. The site benefits from easy access to Devizes (4 miles) and Upavon (5 miles), which provide a wide range of services, employment opportunities and facilities. The location also benefits from connectivity to the wider road network via the A342.
- 5.16 Importantly, the proposals involve the reuse of existing buildings within a long established farmstead, rather than the creation of new isolated development in open countryside. The scheme therefore represents an efficient use of existing built assets and supports the vitality of the wider rural area in accordance with Paragraph 83 of the NPPF.

Long-Term Safeguarding of Heritage Assets (CP48 Criterion v)

- 5.17 Criterion (v) requires that the conversion or reuse of heritage assets leads to their long-term safeguarding.
- 5.18 The submitted Built Heritage Statement confirms that the traditional barns form part of the curtilage of the Grade II Listed Old Manor Farmhouse and contribute to the historic farmstead grouping within the Wedhampton Conservation Area. At present, the buildings are redundant and vulnerable to gradual deterioration. The proposals secure a viable long-term use for these historic structures through sensitive conversion, repair and ongoing maintenance. The scheme retains historic fabric, preserves the agricultural character of the barns and removes later utilitarian structures which detract from the legibility and setting of the farmstead.
- 5.19 Thus, the proposals are considered to preserve the significance of the curtilage listed buildings, preserve the setting of the Grade II Listed Old Manor Farmhouse and preserve the character and appearance of the Wedhampton Conservation Area.

Residential Reuse as an Appropriate Use

- 5.20 Core Policy 48 confirms that where alternative economic uses are not practical propositions, residential conversion may be appropriate subject to compliance with the policy criteria.

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- 5.21 A Viability Report prepared by Woolley & Wallis accompanies the application and assesses the realistic alternative uses envisaged by Core Policy 48, including employment, storage and distribution, tourism/holiday accommodation and community uses. The assessment concludes that none of these alternatives represent practical or financially viable propositions. This reflects a combination of limited market demand, the physical constraints of the traditional farm buildings, restricted access, significant conversion costs and strong competition from existing commercial and tourism operators. Whilst the buildings are structurally capable of conversion, the evidence demonstrates that alternative non-residential uses would not generate a viable return capable of securing their long-term future.
- 5.22 Residential reuse therefore represents the most appropriate, viable and sustainable long-term use of the site. The proposals secure the repair, conservation and ongoing maintenance of the redundant curtilage listed buildings whilst avoiding the operational impacts associated with more intensive commercial uses. The Viability Report therefore provides clear evidence that alternative uses are not practical propositions and supports the principle of residential conversion in accordance with Core Policy 48.
- 5.23 Overall, the proposed development accords with the objectives of the NPPF and fully satisfies all five criteria of Core Policy 48 of the Wiltshire Core Strategy. The scheme delivers the sustainable reuse of redundant rural buildings, safeguards heritage assets, protects landscape character, provides appropriate access and infrastructure, and secures the long-term conservation of the historic farmstead through a viable residential use. The principle of development is therefore firmly established and attracts significant positive weight in the determination of this application.

Heritage Impact

- 5.24 Section 16 of the NPPF requires LPAs to conserve and enhance the historic environment. Paragraph 200 requires applicants to describe the significance of heritage assets affected by development proposals, while Paragraph 216 requires that the effect of development on non-designated heritage assets is taken into account and balanced against the scale of any harm. At the local level, Core Policy 58 (Ensuring the Conservation of the Historic Environment) requires development to protect, conserve and, where appropriate, enhance heritage assets and their settings. Core Policy 57 also requires development to be sympathetic to historic buildings and to use high quality materials and design.
- 5.25 The application site forms part of the curtilage of the Grade II Listed Old Manor Farmhouse and lies within the Wedhampton Conservation Area. The submitted Built Heritage Statement identifies the retained traditional barns as curtilage-listed structures which contribute positively to the significance of the historic farmstead and the character and appearance of the Conservation Area.

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- 5.26 The Heritage Statement confirms that the significance of the site derives from the collective value of the traditional farm buildings, their agricultural form and their spatial relationship with the listed farmhouse. The proposals have therefore been designed to retain this relationship by preserving the historic farmyard layout and avoiding the introduction of detached built form beyond the established farmstead envelope. The amended site layout adopts a more open and informal courtyard arrangement, reducing the extent of domestic subdivision whilst reinforcing the traditional rural character of the site.
- 5.27 The conversion proposals retain the external form, scale and agricultural character of the historic barns. Existing openings are reused wherever possible and new openings are carefully limited to those necessary to facilitate a viable residential use. Following the design review process, the architectural approach has been simplified to reduce the domestic appearance of the buildings, with contemporary recessed glazing incorporated within existing structural openings to preserve the openness of the former cart sheds and ensure that the historic agricultural structure remains the dominant architectural feature. The revised scheme also simplifies the extensions to Barns 6 and 8, replacing the previously proposed rear projections with more modest and subservient additions that better reflect the traditional evolution of agricultural buildings. Repairs to brickwork and roofing are proposed on a like-for-like basis using matching materials, ensuring continuity of historic fabric and reflecting the conservation principle of minimising intervention whilst securing the optimum viable use of the buildings.
- 5.28 The proposals include the demolition of Barns 3 and 7, which the Heritage Statement identifies as later utilitarian agricultural additions of limited architectural and historic significance. Their removal forms an integral part of the proposed development, reducing visual clutter within the farmyard, allowing the retained traditional barns to be more clearly appreciated and reinforcing the legibility of the historic farmstead. Together with the simplified architectural treatment and revised courtyard layout, the proposals preserve the significance of the curtilage listed buildings, the setting of the Grade II Listed Old Manor Farmhouse and the character and appearance of the Wedhampton Conservation Area.
- 5.29 Overall, the Heritage Statement concludes that the proposals preserve the significance of the curtilage listed buildings, preserve the setting of the Grade II Listed Old Manor Farmhouse and preserve the character and appearance of the Wedhampton Conservation Area. The proposals therefore secure the long-term conservation and optimum viable use of these redundant agricultural buildings whilst delivering a sensitive and conservation-led redevelopment of the site.
- 5.30 The amended proposals represent a significant refinement of the original scheme following constructive engagement with the LPA. Through reducing the level of intervention within the historic buildings, simplifying the architectural treatment and removing unnecessary domestic features, the

revised scheme responds directly to the Conservation Officer's comments whilst remaining capable of securing a viable long-term future for the historic farm buildings.

- 5.31 The proposals therefore comply with the requirements of Section 16 of the NPPF and Core Policies 57 and 58 by conserving the significance of heritage assets, preserving their setting and delivering a sensitive design response rooted in the historic context of the site. To the extent that any limited harm may arise from the conversion, it would be less than substantial and would be clearly outweighed by the significant public benefits arising from securing the long-term conservation, repair and viable reuse of these redundant heritage assets, together with the removal of intrusive modern agricultural buildings and the enhancement of the wider farmstead setting.

Arboricultural Impact

- 5.32 Core Policy 51 requires development to protect, conserve and where possible enhance landscape character. Core Policy 52 (Green Infrastructure) requires proposals to retain important green infrastructure assets, including trees and hedgerows, and to incorporate appropriate mitigation and enhancement measures. Core Policy 57 also requires development to integrate positively with landscape features and deliver high quality design outcomes.
- 5.33 An Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) have been submitted in support of the application and prepared in accordance with BS5837:2012. These documents identify tree quality categories, Root Protection Areas (RPAs) and site constraints to inform the proposed layout and access arrangements.
- 5.34 The assessment confirms that the majority of Category A and B trees within and adjacent to the site are retained and successfully incorporated into the proposed layout. Tree removals are limited and targeted, comprising a small number of Category C and Category U specimens, together with two Lawson cypress trees of low-to-moderate arboricultural quality, required to facilitate the new access arrangement and improve site functionality.
- 5.35 The Arboricultural Impact Assessment identifies limited Root Protection Area interaction associated with the proposed new vehicular access, specifically affecting Tree T1 (Birch) and, to a lesser extent, Tree T7 (Smoke Bush). The assessment confirms that the extent of root loss for both specimens is small and would not result in any significant adverse impact on tree health or stability. In the case of T1, the removal of four smaller competing trees within or adjacent to its RPA, together with the removal of existing hardstanding from within the RPA of the current access, will result in an overall improvement to the rooting environment of the retained birch. For T7, which is a large shrub rather than a mature tree, the assessment notes that existing boundary wall foundations are likely to have already restricted root spread into the site.

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- 5.36 Where works are proposed in proximity to RPAs, the Arboricultural Impact Assessment specifies precautionary construction measures, including hand-dug excavation techniques to avoid unnecessary root damage, together with reduced dig and load spreading construction layers to prevent excavation within protected root zones. These measures ensure that the access works and associated infrastructure can be delivered without compromising the long-term health or retention of existing trees.
- 5.37 Protective fencing and construction exclusion zones are proposed around retained trees in accordance with BS5837:2012. Where works occur in proximity to RPAs, appropriate construction methodologies and site supervision measures are specified to minimise disturbance during the construction phase.
- 5.38 Replacement planting and green infrastructure enhancements form an integral part of the scheme, including new native hedgerows, tree planting within garden areas and reinforced boundary planting. These measures strengthen landscape structure, enhance ecological connectivity and provide long-term visual and environmental benefits.
- 5.39 Overall, the proposals demonstrate a robust and balanced arboricultural strategy which retains high value trees, mitigates unavoidable impacts through best practice construction methods, improves rooting conditions for retained specimens and delivers enhanced green infrastructure across the site. The development therefore fully complies with Core Policies 51, 52 and 57 and achieves an appropriate landscape and arboricultural response within this sensitive rural and heritage setting.

Access and Transport

- 5.40 Core Policy 61 requires development to provide safe and suitable access arrangements, avoid unacceptable impacts on highway safety and ensure appropriate parking provision. Paragraph 116 of the NPPF states that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts would be severe.
- 5.41 The submitted Access and Visibility Drawing (ref: NJC-001) demonstrates that the proposed new access onto the High Street achieves visibility splays of 2.4 metres by 43 metres in both directions, in accordance with adopted highway standards.
- 5.42 The scheme includes the closure of the existing access and its incorporation into private garden space serving Barns 1 and 2. This rationalisation improves the relationship between access points and the historic fabric of the site and provides a more logical internal circulation arrangement.

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- 5.43 Internal vehicle movement is accommodated via a permeable access road which allows safe circulation without visually dominating the site. Turning areas enable vehicles to enter and exit the site in a forward gear.
- 5.44 Parking provision accords with Wiltshire's adopted standards, with two spaces provided for two- and three-bedroom dwellings and three spaces for the four-bedroom dwelling, alongside two visitor spaces. Electric vehicle charging points are also proposed for all dwellings.
- 5.45 The proposals therefore comply with Core Policy 61 and the NPPF by providing safe access arrangements, appropriate parking provision and avoiding unacceptable impacts on the local highway network.

Ecology and Biodiversity Net Gain

- 5.46 Core Policy 50 requires development to conserve and enhance biodiversity and avoid net losses. The NPPF requires biodiversity enhancement and the delivery of measurable biodiversity net gain in accordance with the Environment Act 2021. An Ecological Assessment and Biodiversity Net Gain (BNG) Report have been submitted in support of the application.
- 5.47 The Ecological Assessment confirms the presence of bat roosts within Barns 1, 5 and 6, including lesser horseshoe bats. A mitigation strategy has been developed which includes dedicated replacement roosting provision comprising ridge access tiles, roof voids, internal bat boxes and a specialist lesser horseshoe bat hot box, together with timing restrictions on construction works and habitat enhancement measures. Hibernation surveys will be undertaken to inform the Natural England European Protected Species Licence application, with construction programmed outside the hibernation period.
- 5.48 The submitted BNG Assessment confirms that the proposals achieve a 144.47% net gain in hedgerow units. Whilst a small habitat unit deficit remains, this will be addressed through an appropriate off-site biodiversity solution secured in accordance with the statutory Biodiversity Net Gain process, ensuring full compliance with the Environment Act 2021.
- 5.49 The proposals therefore comply with Core Policy 50 and national biodiversity policy by delivering measurable biodiversity enhancements and securing long-term ecological value.

Flood Risk and Drainage

- 5.50 Core Policy 67 requires development to avoid areas of highest flood risk and demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere. The NPPF promotes the use of sustainable drainage systems.

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- 5.51 A site-specific Flood Risk Assessment (FRA) has been submitted in support of the application. The FRA confirms that the application site is located within Flood Zone 1, representing the lowest category of fluvial flood risk. As such, the site is considered appropriate for residential development in flood risk terms in accordance with national policy.
- 5.52 The FRA acknowledges the potential for groundwater flooding identified within the Wiltshire Strategic Flood Risk Assessment and assesses this risk in the context of the site's geology and topography. In response, the proposals incorporate a series of site-specific mitigation measures designed to manage groundwater emergence and surface water runoff. These measures include the use of permeable surfacing for access routes and parking areas to promote infiltration, the incorporation of sustainable drainage features within landscaped areas, and the careful management of site levels to direct surface water away from buildings.
- 5.53 Finished floor levels are designed to provide appropriate freeboard above surrounding ground levels, reducing the vulnerability of the dwellings to groundwater emergence during periods of high soil saturation. In addition, the proposals include the removal of existing areas of agricultural hardstanding and their replacement with permeable or soft landscaped surfaces, resulting in an overall reduction in impermeable coverage across the site and an improvement in on-site drainage performance.
- 5.54 Surface water runoff will be managed in accordance with sustainable drainage principles, ensuring that discharge rates and volumes are controlled and that natural drainage patterns are respected. These measures ensure that the development will not increase flood risk elsewhere and will deliver a resilient drainage strategy appropriate to the rural setting.
- 5.55 The proposals therefore comply with Core Policy 67 and the NPPF by directing development to an area of lowest flood risk, incorporating sustainable drainage measures, addressing groundwater sensitivity and ensuring that the site will be safe for its lifetime without increasing flood risk on or off site.

Nutrient Neutrality

- 5.56 The site falls within the Hampshire River Avon Special Area of Conservation (SAC) catchment, which is currently in an unfavourable condition due to elevated phosphate levels. In accordance with the Conservation of Habitats and Species Regulations 2017 and current Natural England guidance, a nutrient budget has been calculated for the proposed four residential dwellings using the latest Defra methodology and Wiltshire Council calculator. This assessment is set out in a Technical Note prepared by Holbury Consultancy Services and submitted in support of the application.
- 5.57 The submitted Nutrient Statement quantifies the additional foul water nutrient loading arising from the proposed residential use and confirms that appropriate mitigation will be secured to ensure that the

development achieves nutrient neutrality and does not result in any net increase in phosphate loading to the River Avon SAC catchment.

- 5.58 While the site lies outside defined settlement boundaries and is therefore not classified as planned residential development under Core Policy 2, the proposal is supported in principle by Core Policy 48, which promotes the sensitive reuse of rural buildings. As such, the development is eligible to access Wiltshire Council's nutrient mitigation scheme in accordance with the Council's adopted approach to rural conversion schemes.
- 5.59 To ensure nutrient neutrality is secured prior to development, it is proposed that a Grampian style planning condition be applied to any grant of permission, preventing commencement of development until phosphate mitigation credits have been purchased and formally allocated to the scheme through Wiltshire Council's nutrient mitigation programme. With this mechanism in place, Wiltshire Council, as the competent authority, can conclude that the proposal will not have an adverse effect on the integrity of the River Avon SAC, either alone or in combination with other plans and projects.

6. SUMMARY AND CONCLUSION

- 6.1 This Planning Statement has demonstrated that the proposed development represents a sustainable, well-considered and policy compliant scheme for the sensitive reuse of redundant agricultural buildings at Old Manor Farm. Following constructive engagement with the Planning Officer, the proposals have been comprehensively refined to further reduce intervention within the historic fabric, reinforce the agricultural character of the farmstead and strengthen the heritage-led approach to the conversion.
- 6.2 The principle of development is firmly supported by national and local planning policy. Paragraph 84 of the NPPF encourages the reuse of redundant rural buildings where this enhances their immediate setting, while Core Policy 48 of the Wiltshire Core Strategy provides clear policy support for the conversion and reuse of rural buildings where specific criteria are met. The assessment confirms that all five criteria of Core Policy 48 are fully satisfied.
- 6.3 The proposals secure the long-term viable use of curtilage listed agricultural buildings which currently sit redundant and vulnerable to gradual deterioration. Through sensitive design, carefully considered alterations and the retention of the buildings' agricultural character, the scheme safeguards historic fabric, preserves the significance of the traditional farmstead and enhances the setting of the Grade II Listed Old Manor Farmhouse and the Wedhampton Conservation Area. The amended proposals further strengthen this approach through a reduction in new openings, a simplified architectural treatment, a more sympathetic courtyard layout and a reduction in domestic features. The demolition of later utilitarian structures further improves the legibility of the historic farmstead and reduces visual clutter within this sensitive heritage setting.
- 6.4 From a landscape and environmental perspective, the development is tightly contained within the existing farmyard envelope and avoids any encroachment into open countryside. The scheme results in a net reduction in built form and hardstanding, alongside the introduction of new planting, hedgerow reinforcement and landscape enhancements which strengthen green infrastructure and improve the site's integration with the surrounding National Landscape. The revised courtyard layout also reinforces the appearance of a traditional working farmstead through a more open and informal arrangement, ensuring the development avoids an overly suburban character.
- 6.5 Technical matters have been robustly addressed through the submitted supporting assessments. Safe access and visibility standards are achieved, flood risk and groundwater sensitivity are appropriately managed through sustainable drainage measures, biodiversity net gain will be secured through on-site enhancements and off-site credits where required, nutrient neutrality will be delivered through Wiltshire Council's mitigation scheme, and protected species will be safeguarded through licensing and

mitigation strategies. Together, these measures demonstrate that the development will be safe, resilient and environmentally responsible for its lifetime.

- 6.6 The proposals deliver clear public benefits, including the reuse of redundant rural buildings, the enhancement of heritage assets and their setting, the provision of high quality new homes, landscape and ecological enhancements, and the removal of visually harmful modern agricultural structures. These benefits attract significant positive weight in the planning balance.
- 6.7 When assessed against the Development Plan as a whole and material considerations, including the NPPF, there are no adverse impacts which would significantly or demonstrably outweigh the benefits of the scheme. On the contrary, the proposals represent a positive and sustainable form of development which aligns fully with adopted planning policy objectives.
- 6.8 For the reasons set out in this Statement, together with the accompanying Heritage Statement and supporting technical reports, it is respectfully submitted that planning permission should be granted.

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