



The Rising Sun Inn, 32 Bowden Hill, Lacock,
Wiltshire SN15 2PP

Planning Statement

July 2026

Project Reference: 00270



Document Issue Record

Version:	1	2		
Description/ Status:	Draft to client	Final for submission		
Date:	28/7/2026	6/8/2026		
Produced by:	Stuart Miles BEng MA MRTPI	Stuart Miles BEng MA MRTPI		

Contents

1	Introduction	2
2	Site Description and Development Proposal	3
3	Relevant Planning History.....	5
4	Planning Policy Context	6
	Development Plan.....	6
	Other Materials Considerations.....	12
5	Planning Balance.....	15
6	Conclusion.....	18

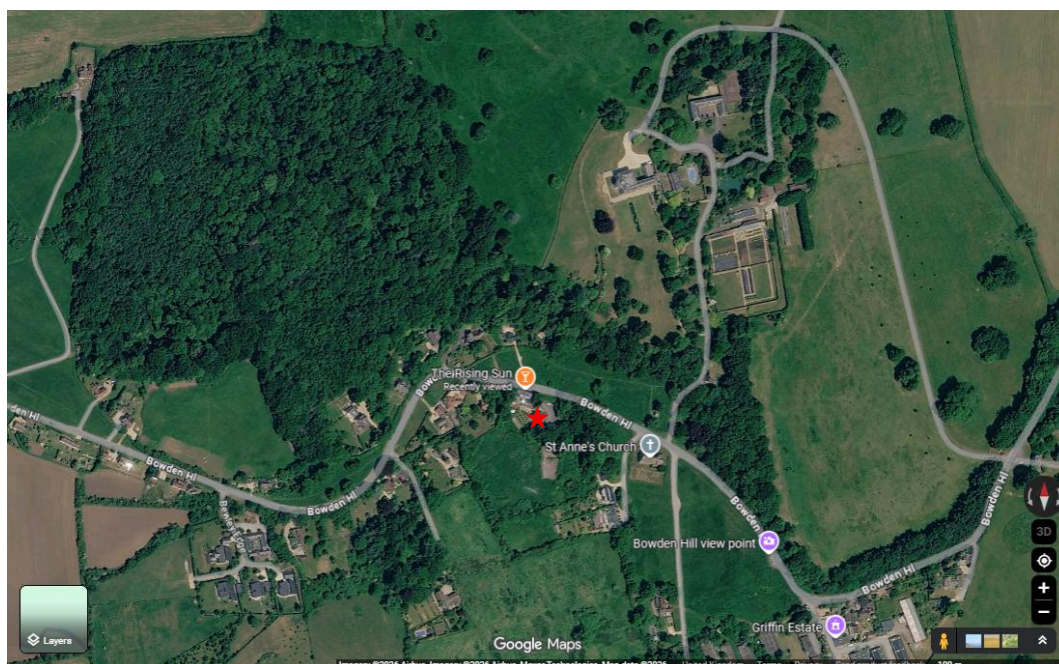
1 Introduction

- 1.1 Vision Planning is instructed by The Leafy Pub Co Ltd to prepare and submit a full planning application for the *erection of a log cabin to provide additional ancillary space*.
- 1.2 This Planning Statement is accompanied by:
- Drawings:
 - Location Plan – drawing ref TQRQM26217175153753
 - Site Plan – drawing ref TQRQM26217180444456
 - Plans and elevations – drawing ref AR-1
 - Elevations and 3D View – drawing ref AR-2
 - Justification and Viability Statement by the applicant

2 Site Description and Development Proposal

- 2.1 The general site of the proposal is the Rising Sub pub on Bowden Hill, Lacock.
- 2.2 The pub is historic, but not listed, and has been extended and altered to the rear. The front façade has been less altered.
- 2.3 To the south of the pub is its large garden, with views towards the south west.
- 2.4 To the east of the pub is a car park, and between the car park and the main pub building is a barn style building now used as a barbecue and store shed.
- 2.5 To the south of the barbecue and store shed is an existing dome shelter. This dome shelter would be removed and replaced by the proposed log cabin.
- 2.6 The site and general surrounds are shown on Image 1, with the location of the proposal log cabin identified by a red star.

Image 1: Site and Surrounds



- 2.7 Image 2 is a photograph of the site of the proposed log cabin, with the

existing dome shelter in the foreground and the barbecue and store shed, and the car park, behind.

- 2.8 For the avoidance of doubt, the proposed cabin would be sited in the corner of the grassed garden, not the car park. The boundary between the two is not accurate on the ordnance survey data on which the location and site plans are based.

Image 2: Site of proposed log cabin



- 2.9 The proposed log cabin is described in the accompanying drawings. It would be of a timber construction.
- 2.10 As set out in the *Justification and Viability Statement*, the pub is popular on sunny summer days, but is quiet in the winter, so the applicant intends to use the cabin to house a golf simulator, with the aim of increasing the pub's winter patronage, and to provide an alternative for golfers in the wet winter months.
- 2.11 The cabin would house a single golf simulator, and would be able to be used by up to 6 people at any one time.

3 Relevant Planning History

- 3.1 Three applications relating to the Rising Sun are available on Wiltshire Council's planning portal, as follows.
- 3.2 Application reference N/04/00016/FUL, for a "conservatory", was approved on 11 February 2004.
- 3.3 Application reference PL/2021/03240, for the "erection of timber deck" was approved on 9 June 2021.
- 3.4 Application reference PL/2023/02097 for a "covered dining area (retrospective)" was approved on 11 May 2023.
- 3.5 The developments approved by these applications have been implemented, by previous owners.

4 Planning Policy Context

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 4.2 The most relevant current adopted development plan documents for the application site comprises the Wiltshire Core Strategy (“WCS”), adopted January 2015.
- 4.3 There is no made neighbourhood plan for Lacock.
- 4.4 Other material considerations include the National Planning Policy Framework.

Development Plan

Wiltshire Core Strategy

- 4.5 The WCS defines Lacock as a small village.
- 4.6 The Rising Sun is situated within the Bowden Hill Conservation Area, but it is not listed.
- 4.7 The site is not within any landscape or ecological designations.
- 4.8 *Core Policy 2: Delivery Strategy* supports development outside settlement boundaries if it meets the circumstances set out in paragraph 4.25, and paragraph 4.25 refers to *Core Policy 48: Supporting Rural Life*, which is repeated below.

Core Policy 48

Supporting rural life

Dwellings required to meet the employment needs of rural areas

Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

Improving access to services and Improving Infrastructure

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

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 the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

Community ownership

Community ownership and/or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

- vi. Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use.
- vii. Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided.
- viii. The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.

New shops

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. 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.

- 4.9 *Core Policy 49: Protection of community services and rural facilities*, along with its reasoned justification, explains the need to retain rural public houses, and to avoid redevelopments that result in their closure.

Community and rural facilities – supporting the post office, shop and public house

- 5.70 Local facilities and services are a vital part of the smaller settlements of Wiltshire⁸ but despite this there has been a continued decline in many of these services. Overall, there has been a decline in rural post offices and petrol filling stations, and a more gradual decline in health facilities and general stores (although mobile stores are increasing). The threat to local services is exemplified in the national trend for closure of public houses which is reflected in Wiltshire. Public houses are important to the fabric of village life. There has been little evidence of the diversification into joint facilities as promoted nationally. It seems inevitable that this trend will continue unless we can produce two-fold measures based on firstly improving their viability by striving for sustainable communities, encouraging diversification, and secondly by taking a hard line on change of use applications. However, the latter will not work without the former.
- 5.71 Rural facilities and services are those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. There is a need to protect and encourage the development of rural services and facilities in Wiltshire to ensure that settlements, particularly those named in this Strategy, can still meet some of the day to day needs of the people who live in them. Core Policy 34 (Additional Employment Land) seeks to support the diversification of the rural economy, whilst Core Policy 48 (Supporting Rural Life) seeks to support rural life by allowing appropriate development to take place in the rural areas. Core Policy 49 is complementary to Core Policies 34 and 48, and seeks to protect existing services and community facilities in Wiltshire.

Core Policy 49

Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not

possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. be undertaken for at least six months
- ii. be as open and as flexible as possible with respect to alternative community use
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification
- vi. provide details of any advertisements including date of publication and periods of advertisement
- vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

4.10 *Core Policy 57: Ensuring high quality design and place shaping provides guidance on good quality design.*

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. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- 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
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the 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
- 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)

-
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
 - ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
 - x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
 - xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
 - xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
 - xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
 - xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

4.11 *Core Policy 58: Ensuring the conservation of the historic environment is relevant because the site lies within a conservation area.*

Core Policy 58

Ensuring the conservation of the historic environment

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, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Other Materials Considerations

- 4.12 The main material considerations in relation to this application are the December 2024 NPPF and the December 2025 draft NPPF.

December 2024 NPPF

- 4.13 Paragraph 88 d), which relates to *"Supporting a prosperous rural economy"*, encourages the retention and development of public houses.

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business 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;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- 4.14 Paragraph 116 of the NPPF sets out the limited situations in which development can be prevented on highways grounds.

116. 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.

-
- 4.15 Paragraph 215 sets out how a proposal that leads to less than substantial harm to designated heritage assets should be considered.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

December 2025 Draft NPPF

- 4.16 NDMP HC4 supports the improvement of community facilities, including public houses.

HC4: Proposals for new and improved community facilities and public service infrastructure

1. Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities.
2. Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate, they should also engage with local communities in the design of proposals, including with children and families where new or improved facilities for play are involved, so that developments can reflect user needs and be inclusive.

- 4.17 NDMP HC6 protects “*key community facilities and public service infrastructure*”, which includes public houses.

HC6: Retention of key community facilities and public service infrastructure

1. Development proposals should not result in the loss of key community facilities and public service infrastructure serving a local area unless:
 - a. It can be demonstrated that there is no reasonable prospect of the facility being retained, due to there being insufficient community support for the service it provides, or it no longer being viable (in the case of shops and public houses where viability is an issue, evidence should be provided that reasonable steps have been taken to market the property for its existing use without success, for a period of at least twelve months); or
 - b. The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves.
2. For the purpose of this policy, key community facilities and public service infrastructure means established services that are used on a frequent basis in a local area such as local shops, public houses, places of worship, local health facilities and community halls. The policy applies only where the facility would be the last of its type in the area concerned.

- 4.18 NDMP HE6 explains how proposals affecting designated heritage assets should be considered, with HE6 3. reflecting paragraph 215 of the current NPPF.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on a designated heritage asset, substantial weight⁷⁴ should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on designated heritage assets should be approved.
3. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
4. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
 - a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site; and
 - b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the asset back into use.
5. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷⁵.

5 Planning Balance

Principle

- 5.1 In our view, this proposal should be acceptable in principle.
- 5.2 Core Policies 48 and 49 aim to protect and retain rural public houses and, as the applicant's *Justification and Viability Statement* explains, this development would improve the pub's viability, and thereby make it more likely that the pub could remain operating as a pub.
- 5.3 Core Policy 49 aims to avoid rural pubs closing by restricting redevelopment proposals, but the implication is that developments that enable rural pubs to continue to operate viably should be supported too.
- 5.4 Paragraph 88 of the NPPF is more explicit. It explains that "*planning decisions should enable ... the retention and development of accessible local services and community facilities, such as ... public houses...*"
- 5.5 Draft NDMP HC4 goes further again, by explaining that "*Substantial weight should be given to the benefits of providing ... improved ... community facilities.*" The definition of community facilities in the NPPF's glossary includes public houses.
- 5.6 The proposed log cabin, and the golf simulator proposed to be housed within it, would deliver an improved community facility, so this should be given substantial weight according to draft NDMP HC4.
- 5.7 In summary therefore, as the proposal would make the pub more viable, and therefore make its continued operation more likely, the proposal has the support of WCS CP48 and CP49, as well as paragraph 88 of the current NPPF and draft NDMPs HC4 and HC6.

Employment

- 5.8 The applicant expects to be able to employ more staff, and probably more permanent staff, as a direct result of this application.
- 5.9 Currently, the pub employs about 10 full time equivalent staff during the winter and 18 during the summer, of which 8 work full time year round.
- 5.10 The applicant expects the golf simulator to enable him to employ an additional two full time equivalent staff throughout the year.

-
- 5.11 This additional employment is supported by the above policies, and also draft NDMP E2 and E4.

Heritage Impact

- 5.12 In our view, the proposal would not harm the heritage significance of the Bowden Hill Conservation Area.

- 5.13 In relation to application reference PL/2023/02097, for the covered dining area attached to the rear of the pub, the officer report concludes that *"...no harm will be caused to the setting of the listed buildings (Conduit House and the Church of St Anne) and the proposal will have a neutral impact on the Conservation Area..."*

- 5.14 This was justified on the following basis:

"... in the context of other existing built form (much of which is relatively modern), there is unlikely to be any substantive change to the views into or out of the Conservation Area.

Similarly, the listed buildings of Conduit House and the Church of St Anne, are between 120 and 125m distant from the application site, with intervening built form and substantive drops in land levels and significant mature trees and landscaping which cumulatively has the effect of sufficiently separating the building from the listed buildings so that its setting is unaffected. In respect of the potential for light and noise disturbance, it is not considered that any intensification in the use of the site by the availability of additional covered heating would have a significant impact on either over that already in existence."

- 5.15 The proposed small log cabin would similarly not be visible from other parts of the Conservation Area and would be screened by changes in land level and significant mature trees and landscaping, so there would be no heritage harm in our view.

- 5.16 Even if the proposal was considered to be result in some heritage harm, this could only be at the very lowest end of the less than substantial spectrum and would be outweighed by the improvements that the proposal makes to the pub's viability and, ultimately, the likelihood that it would continue to operate as a pub into the future.

Landscape and Visual Impact

- 5.17 The proposal would not be visible from any public viewpoints beyond the pub's grounds.
- 5.18 The substantial mature trees along the eastern boundary of the property would screen the proposed cabin from views from the road or from public footpaths LACO27 and LACO28, and the slope to the rear of the property, along with the trees to the south, would screen the proposed cabin from the public footpaths to the south west of the pub, including LACO31 and LACO32.
- 5.19 On that basis, the proposal would not result in any adverse landscape and visual effects.

Highways Implications

- 5.20 The proposal relies on an existing access, so there would be no unacceptable impact on highway safety as a result of the proposed cabin.
- 5.21 The proposal will, hopefully, result in an increase in trade, and therefore in traffic volumes, during the winter months, but traffic volumes will remain lower in winter than in summer.
- 5.22 Therefore, the proposal will not result in an increase in peak traffic volumes, so the residual cumulative impacts on the road network will not be severe.
- 5.23 Based on paragraph 116 of the NPPF, the application cannot be refused on highways grounds because it would not result in an unacceptable impact on highway safety, nor would the residual impacts on the road network be severe.

6 Conclusion

- 6.1 This Planning Statement supports a planning application for a new log cabin in the garden of the Rising Sun pub at Bowden Hill, Lacock.
- 6.2 We explain that, in our view, the proposed log cabin should be supported in principle because it improves the pub's viability and therefore improves the likelihood that the pub will continue to operate, as well as delivering additional employment, so it is supported by Core Policies 48 and 49, NPPF paragraph 88 and draft NDMPs HC4, HC6, E2 and E4.
- 6.3 The proposal would not harm the heritage significance of any heritage assets, in our view, but, even if it did, this harm would be at a low level and would be outweighed by the improvements to the pub's viability. We would note that draft NDMP HC4 suggests that substantial weight should be given to such benefits.
- 6.4 The proposal would result in no harmful landscape and visual effects and would not result in an increase in peak traffic volumes, so there would be no reason to refuse the application on either of these grounds.
- 6.5 Therefore, the proposal accords with the development plan, and material considerations further support the proposal so, according to NPPF paragraph 11 c), the application should be approved "*without delay*", and we look forward to this.