

Our ref: DS/Crapper

10th September 2026

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

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Email: Willisplan@aol.com

Dear Sir/Madam,

Town and Country Planning Act 1990

**Change of use of the site to incorporate a café, farm shop and events venue, together with the erection of a dining structure, sheds and office buildings, extension to the existing farm shop building, alterations to the existing barn to provide flexible use, siting of a storage container, creation of livestock display and play areas, overflow parking area and associated development (part retrospective) at Sustain Farm Shop & Cafe, Freckles Farm, Brinkworth Road, Royal Wootton Bassett, SN4 8DT.
Planning application ref. PL/2026/01736**

Introduction

1. Willis & Co. are instructed by Mr Richard Crapper to prepare and submit this full planning application for the change of use of the site to incorporate a café, farm shop and events venue, together with the erection of a dining structure, sheds and office buildings, extension to the existing farm shop building, alterations to the existing barn to provide flexible use, siting of a storage container, creation of livestock display and play areas, overflow parking area and associated development (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-L011A;
 - *Proposed Block Plan, no. 108-L012A;
 - 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;
 - *Proposed Office and Storage Building, no. 108-L018;
 - *Proposed Storage Building, no. 108-L019;
 - 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;
 - *Proposed Landscape Plan, no. 108-L017;
 - Class R acknowledgement letter;

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

- Sewage Treatment Plant details; and,
- the appropriate planning application fee of £588.
*New plans

2. This statement is an update of the original (dated 7th May 2026) due to additional information being submitted during the course of application (reference PL/2026/01736), the update to the NPPF and a change to the description, as agreed with the local planning authority. This statement includes the original submitted information, plus updates and adjustments where relevant.

Background

3. 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 measures around 0.9 hectares and 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.
4. 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.
5. 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

6. This application encompasses all of the elements of the business to function as a single planning unit. The majority of which is retrospective. The non-retrospective element is the extension to the farm shop building and the alterations of the existing barn to provide a flexible use, discussed below.

Non-retrospective

7. 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.

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

8. 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.
9. There will be the addition of EV charge points in the northern carpark, which is already being used for parking. Landscaping will be added to the east and northern boundary, extending along the northern boundary of the alpaca paddock. The landscaping details are shown on the Proposed Landscape Plan (no. 108-L017).

Retrospective

10. A storage container is located to the west of the barn in an enclosed compound, which is used as storage in relation to the onsite business. Another storage building is located further to the west, within the same compound, this adjoins an office building. These are all used in conjunction with the onsite business which revolves around the farm shop and cafe.
11. Two car parking areas; one located to south, to the front of the farm shop, and the other to the north, behind the flexible use barn. The parking area to the north includes 45 parking spaces, plus 10 Electric Vehicle (EV) charging points will be added. (55 spaces in total). The parking area to the south includes 36 parking spaces, plus 4 disabled parking bays (40 spaces in total). The car parks are surfaced with crushed stone and will be landscaped with hedge planting around the boundary of the car park, extending along the northern boundary of the alpaca paddock.
12. 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. See drawing no. 108-L016 Existing Dining Structure.
13. 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.
14. 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.
15. 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

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

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

16. 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.
17. 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.

Relevant Planning Policies

18. 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 August 2026), 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

19. The NPPF focuses on achieving sustainable development through the planning system by focusing on the three overarching objectives; economic, social and environmental. These objectives are not essential to the judgement of a

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

development, local circumstances should also be taken into account; to reflect the character, needs and opportunities of each area (Chapter 1, paragraph 18).

20. Chapter 3 of the NPPF; *The objective of the policies in this chapter is to ensure that development proposals are informed by appropriate information and decided in a way which is proportionate, timely and effective.*
21. DM1 discusses the requirements for development proposals, initially for major developments, then moves on to paragraph 2; *Proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision.*
22. DM3: Determining development proposals; *When considering development proposals, local planning authorities should:*
 - a. *Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;*
 - b. *Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;*
 - c. *Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;*
 - d. *Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal;*
 - e. *Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and*
 - f. *Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.*
23. Chapter 4. Achieving sustainable development. S5: Principle of development outside settlements; *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (The most relevant points being):*
 - b. *Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary; and*
 - c. *The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building.*

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

24. Chapter 5. Meeting the challenge of climate change, where the objective is to; support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change.
25. CC2: Mitigation of climate change encourages proposals to contribute to climate change mitigation and the transition to carbon net zero by; supporting the transition to zero-emission vehicles, incorporating community facilities and premises to support local employment opportunities, reusing existing structures, the creation of habitats through planting.
26. CC3: Adaptation to climate change; Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme. Including, being located in low risk flood areas..
27. Chapter 7. Building a strong, effective economy. The objective of this policy is to; *enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.*
28. E2: Meeting the need for business land and premises. *To support business growth, substantial weight should be given to; The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt.*
29. E4: Rural business development. *In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:*
 - a. *The conversion of existing buildings and well-designed new buildings;*
 - b. *The development and diversification of agricultural and other land-based businesses.*
30. Chapter 14. Achieving well-designed places. The objective of this policy is to; *promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.*
31. DP3: Key principles for well-designed places; *Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.*
32. Paragraph 2 of DP3 sets out aspects of the principles that development proposals should reflect, where relevant, these include; climate, nature, movement and built form.

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

33. Chapter 15. Promoting sustainable transport. The objective of this policy is to ensure that transport considerations are taken into account with development proposals.
34. Chapter 18 Managing flood risk and coastal change. The relevant policy being F4: Assessing flood risk for decision-making. Paragraph 2; *In Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving:*
- a. Sites of one hectare or more;*
 - b. Land which has been identified by the Environment Agency as having critical drainage problems; and*
 - c. Land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future.*
35. The annexes included in the NPPF are all material considerations.
36. Annex A, paragraph 2; Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Local Planning Policy

Wiltshire Core Strategy

37. We consider that the relevant policies in the WCS are as follows:
38. 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.*
39. 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.*
40. 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.*

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

41. Core Policy 50 – Biodiversity and Geodiversity - *Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.*
42. 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.
43. 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.*
44. 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.*
45. 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

46. The most relevant points in the RWBNP are as follows:
47. Policy 10: Landscape Setting - Development should safeguard the separate identity and locally distinctive character of Royal Wootton Bassett and its unique landscape setting.
48. 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

49. 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

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

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.

50. 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.
51. 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.
52. 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.
53. The proposal will support long-term economic growth with the expansion and adaptation of the buildings used in relation to the business. The diversification of the agricultural land to support this existing business will help to support a strong effective economy. Sustainable growth and expansion of rural businesses is supported in both national and local policies, especially with the use of existing buildings.
54. 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.

Design, Landscape, Character and Appearance

55. 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.
56. 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.
57. 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 a hedgerow around the car park boundary, see the Proposed Landscape Plan for details.

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

58. The livestock display areas have no impact on the character or appearance of the area. Livestock enclosures are commonplace in rural locations.

Highways

59. 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.
60. The farm shop and cafe already attract a great number of visitors, and the parking areas will help to meet the demand. The proposal includes the addition of electric vehicle charge points in the northern parking area to help support the transition to zero-emission vehicles.

Ecology

61. 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 are all on hard surfaced ground, crushed stone, which has a very low ecological value. The planting of a native species hedgerow around the northern car park will not only replace any loss of biodiversity, it will enhance biodiversity, providing new habitats throughout the lifetime of the development.

Climate Change

62. Mitigation to climate change has been considered by the installation of EV charge points, reusing existing structures and hedgerow planting. The enclosed barn could be used as a community meeting place and there could be employment opportunities for local people in the future, as many local people are currently employed at the site.

Flooding and Drainage

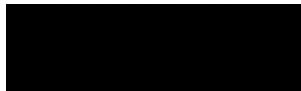
63. The site is in Flood Zone 1 and in an area of less than 1 hectare. It is not identified as having critical drainage problems, nor is it at risk from flooding now or in the future. Therefore, a site-specific flood risk assessment is not required for this proposal.
64. The site does not have any issues 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.
65. Foul drainage will be connected to the existing sewage treatment plant, details of which are submitted herewith.

Sustain Cafe and Farm Shop, Lydiard Plain, SN4 8DT

Conclusion

66. The proposal is essential to meet the needs of this established rural business, which is a popular venue, especially for families. The modest extension to the farm shop building and the alteration and reuse of the existing barn, along with the other elements of the proposal, will ensure that the business can grow and adapt to meet the needs of the visitors to Sustain Café and Farm Shop.
67. This application includes all elements of the business within the site, ensuring everything will fall within one single planning unit.
68. The multi-use building will help to support local businesses and the local community, benefitting the local and wider economy.
69. 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.
70. The proposal meets the three overarching objectives of achieving sustainable development; economic, social and environmental. It is supported by and meets the requirements of both national and local policies.
71. 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