

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Salterton Down Buildings,

High Post,

Salisbury

SP4 6BG

October 2025

CONTENTS

Introduction.....	2
Site Description	3
Planning History.....	4
Application PL/2025/04671	4
Application PL/2025/04880.....	4
Application PL/2025/04881	5
The Proposal.....	6
Planning Considerations	9
Principle of Development	9
Impact on the Landscape and Character of the Area.....	13
Flood Risk	14
Impact on Highways	14
Conclusions	16

INTRODUCTION

- 1.1 This Planning Statement has been prepared by Atlas Planning Group in support of a partly retrospective planning application seeking consent for the change of use of land and an agricultural building to Class B8 storage use at Salterton Down Buildings, High Post, Salisbury, SP4 6BG.
- 1.2 The application is supported by the submitted drawings which demonstrate the location of the building in question, as well as site photos included within this Statement which show the extent of development at the site.

SITE DESCRIPTION

- 2.1 The application site is located in the open countryside approximately 4 miles north of Salisbury.

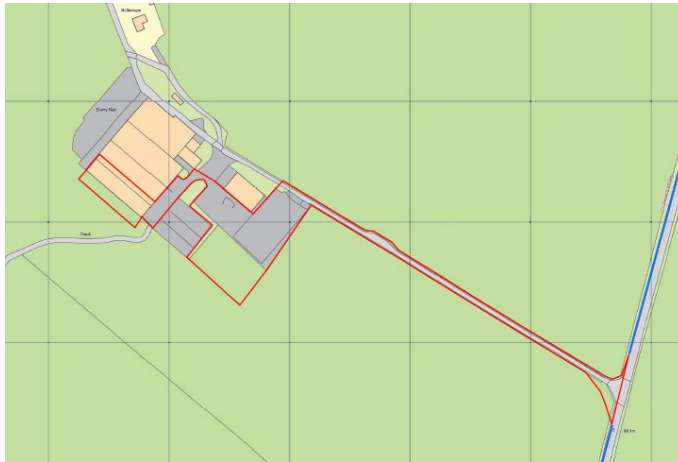


FIGURE 1: SITE LOCATION PLAN

- 2.2 The site consists of a section of an agricultural building, which has extant Class R consent for conversion to B8 storage, and a yard, which houses various barns and storage facilities. Part of the yard is already in use as B8 storage.
- 2.3 Access to the application site is provided from a private road which connects to the A345 to the east of the site. The A345 provides onward connections to Salisbury in the south and Amesbury in the north.
- 2.4 None of the buildings within or immediately adjacent to the site are listed. The application site does not lie within a conservation area.
- 2.5 According to the Environment Agency's map for planning the site is located in Flood Zone 1, which is at the lowest risk of flooding. There are areas of surface water flooding around the barn, but these do not extend into the yard where the majority of the B8 use is located.
- 2.6 The nearest public right of way is located south of the site along Monarch's Way which leads from the A345 to Salterton and the Woodfords.

PLANNING HISTORY

- 3.1 The wider site has seen three recent planning consents, which are detailed below.

APPLICATION PL/2025/04671

- 3.2 This application was for the retrospective change of use of a small barn on the farm from agricultural to light industrial/storage (Class E).
- 3.3 The application was approved in July 2025.



FIGURE 2: SITE LOCATION PLAN

APPLICATION PL/2025/04880

- 3.4 This application for the retrospective change of use of an agricultural barn at the site to B8 storage was approved in August 2025.



FIGURE 3: SITE LOCATION PLAN

APPLICATION PL/2025/04881

- 3.5 This application for a Class R conversion of the southernmost section of the agricultural barn at the site and the grassed area to its southwest was approved in September 2025.



FIGURE 4: CLASS R LOCATION PLAN

- 3.6 The conversion has not yet been carried out and remains extant.

THE PROPOSAL

4.1 The proposal seeks part retrospective, full planning permission for the change of use of part of an existing barn and a yard to B8 storage, and the creation of an associated car park to service the new storage facilities. The application is partly retrospective as areas of the yard are already being used for storage purposes.

4.2 The description of development is as follows:

“Part retrospective full application for change of use of an agricultural building and yard to storage (use class B8) and creation of an associated car park and soft landscaping.”

4.3 The following site photos show the barn and the yard which concern this planning application.





FIGURE 5: EXISTING BARN AND STORAGE USES AT THE SITE

- 5.1 This proposal would regularise the usage of the yard for storage and introduce new storage to the agricultural building. A car park for vehicles visiting the site is also proposed. The access from the A345 will remain unchanged. An area of soft landscaping is proposed adjacent to the storage barn.
- 4.4 In order to ensure that it is not possible for this consent and the recent Class R approval to be implemented concurrently a small area of soft landscaping is proposed to the south of the barn which can be secured via condition if required.

PLANNING CONSIDERATIONS

- 5.2 Wiltshire Council's Core Strategy (2015) (WCS) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. There are also several Saved Policies of relevance from the Salisbury District Plan (2011) (SDP).
- 5.3 The National Planning Policy Framework (NPPF) (2024) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.4 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.
- 5.5 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

PRINCIPLE OF DEVELOPMENT

- 5.6 Paragraph 84(a) of the NPPF supports *"the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings"* and Paragraph 84(b) supports the *"development and diversification of agricultural and other land-based rural businesses"*. This proposal enables an existing agricultural business to diversify in a location where B8 storage is already in place.
- 5.7 Core Policy 48 of the Core Strategy seeks to support rural life within communities outside the limits of settlement boundaries. The policy encourages the conversion and re-use of rural buildings, provided that they satisfy the following criteria:
- *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.*
 - *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.*
 - *The building can be served by adequate access and infrastructure.*
 - *The site has reasonable access to local services.*

- 5.8 The building in question satisfies the above criteria as it is structurally sound and would not require any alterations for the proposed change of use to B8 storage. As no external changes are proposed to the building, there would also be no change to the character of the landscape. The building is serviced by adequate infrastructure provided by the access road which leads to an access from the A345, providing onwards connections to Salisbury and Amesbury.
- 5.9 Policy C21, saved from the Salisbury District Plan, states that proposals for diversifying employment opportunities and traditional farming activities will be permitted provided that access is suitable at all times of the year, the proposal will not prejudice the viability of nearby village shops, the proposal does not result in inappropriate levels of traffic generation, there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests. This proposal fulfils all the relevant criteria and represents an opportunity to strengthen the viability of a local rural business.
- 5.10 An additional material consideration is the realistic fallback provided by the recent Class R consent for B8 storage at the site. A Court of Appeal judgement (Ref: Michael Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314) clarifies that, in considering proposals for new development, decision-makers should have regard to the fallback position of lawful development which has a real prospect of taking place in the alternative. Appeals and planning decisions both in Wiltshire and other Local Planning Authority areas also confirm that the existence of a realistic fallback position is an extremely important material consideration that should carry significant weight within the decision-making process and is capable of outweighing conflict with the development plan.
- 5.11 The Class R approval included the barn subject to this current planning application, as well as an area of land to the south (Ref: PL/2025/04881).



FIGURE 6: CLASS R CONSENTED LOCATION PLAN

- 5.12 The current planning application seeks full consent for the same section of the barn covered by the Class R approval. However, it proposes a different external area, which is already in storage use and is also in a more suitable location when considering nearby land uses and landscape sensitivity.
- 5.13 The Class R consented external storage area is located to the south of the barn, on currently undeveloped agricultural land.



FIGURE 7: EXISTING AGRICULTURAL LAND TO THE SOUTH OF THE BARN

- 5.14 This area is currently occupied by vegetation and is not subject to any screening, therefore meaning it is more exposed in landscape terms.

- 5.15 The alternative area proposed within this part-retrospective planning application is located to the east of the Class R area, and is currently being used as external storage. Whilst the area proposed is slightly larger than that approved within the Class R consent, it utilises an area of existing hard standing adjacent to the farm buildings, yard, and access road. It is also bounded by a bund which provides visual screening of the area, as can be seen in site photos. It is therefore preferable for the external storage to be located here.



FIGURE 8: EXISTING STORAGE AT THE SITE WITH BUND BEYOND

- 5.16 The applicant already runs a storage business at the site, and therefore the fallback position is highly likely to be implemented should this application not be granted, where by the existing external storage would be moved to the Class R consented areas. However, the preference is for it to be retained within its current position. This will have a reduced landscape impact compared with the fallback position, meaning there would be no increased harm between the fallback position and the current application.

- 5.17 In order to ensure that it is not possible for both consents to be implemented concurrently a small area of soft landscaping is proposed to the south of the barn.
- 5.18 Therefore, subject to impact on the character and appearance of the area, the LPA should find the principle of development acceptable both in relation to adopted planning policies and the existence of a realistic fallback position.

IMPACT ON THE LANDSCAPE AND CHARACTER OF THE AREA

- 5.19 Core Policy 57 requires developments to be of a high quality, which respects the landscape, while Core Policy 51 has specific aims regarding the landscape, stating that development should protect, conserve and where possible enhance landscape character. Development 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.
- 5.20 The site is surrounded by agricultural land with associated farm and commercial/storage buildings. There is a public bridleway (reference: DURN17) approx. 540m to the south of the site, and the A345 provides access to the site from the east.
- 5.21 As discussed within previous sections of this Statement, the extant Class R consent allows the use of 1000m² of curtilage the south of the barn to be used for storage, which would have a negative impact on the landscape and aesthetic value of the site. Whilst the yard proposed for a change of use to B8 storage in this application is larger than 1000m², it is much less prominent in the landscape than the fallback position, and would have a reduced impact on the landscape around the site. Furthermore, the proposed external storage utilises areas which are already in storage use and previously developed land.
- 5.22 An area of soft landscaping is proposed at the site to the south of the existing barn, which will both provide landscape enhancement, and will confirm that the Class R consent cannot be implemented.
- 5.23 Some glimpse views of the site are visible from the nearest highway (A345), but given the topography of the landscape, only the highest parts of the existing barns are visible. The external storage at the site is not visible from the road.
- 5.24 Overall, there will be no impact on the landscape or character of the area, and the proposal results in an improved landscape impact over the fallback position in accordance with adopted planning policy.

FLOOD RISK

- 5.25 Paragraph 170 of the NPPF requires local planning authorities to ensure when determining planning applications, flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

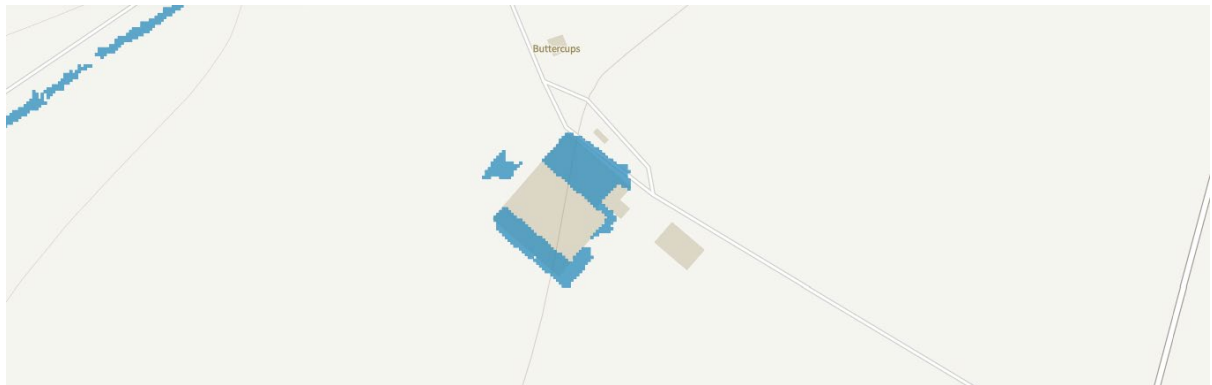


FIGURE 9: SURFACE WATER FLOOD RISK AT THE SITE

- 5.26 The application site is located Flood Zone 1, which designates areas at the lowest risk of flooding. However, part of the application site is at risk from surface water flooding (see below). Within the NPPF, both agricultural buildings (the previous use of the land) and storage facilities (the proposed use of the land) fall within the 'less vulnerable' classification for flood risk.
- 5.27 Furthermore, the areas proposed as part of the planning application are already hard surfacing, and in relation to the storage element, is already within this use. There are no external changes proposed to the barn such as extensions or changes to the roof, and the proposal does not seek to extend the amount of hard surfacing at the site. As a result, flood risk and surface water at the site will not be impacted by the proposals.
- 5.28 As the proposed change of use is not within a more vulnerable flood risk classification, the risk of flooding has not increased. Therefore, no additional flood risk mitigation measures should be required.

IMPACT ON HIGHWAYS

- 5.29 The Wiltshire Core Strategy requires that developments ensure safe access to development, as well as ample parking provision.
- 5.30 The proposed storage building will utilise the existing access from the A345, which currently is considered to be an appropriate arrangement, as it has routinely been used in conjunction with the operations of the agricultural holding and regularly by large farm vehicles on a day-to-day

basis, as well as from the storage business since it commenced. The road is straight and there is good visibility due to its topography.

- 5.31 The A345 is single carriageway road with a 60mph speed limit. In accordance with the Manual for Streets, a satisfactory level of visibility from the private road onto the public carriageway is provided in both directions. It is proposed to widen the site entrance so if an HGV was entering the site while another HGV was leaving the site, there would not be a need for either vehicle to obstruct the carriageway. Tracking has been provided to show that this can be achieved within the proposed access.
- 5.32 A Transport Statement was prepared by Connect Consultants in support of the Class R application at the site. This is included in Appendix A and confirms that the proposed use of the site for storage will not have a significant impact on the local transport network.
- 5.33 As such it is considered that the proposal is acceptable in terms of highway safety.
- 5.34 A car park is also planned in the yard to service the site. There is approximately 6000m² of additional storage space proposed at the site. The Wiltshire Local Transport Plan Car Parking Strategy (2015) sets out maximum parking standards for various use classes, and states that Class B8 storage and distribution should have no more than 1 parking space per 200m², with a minimum of 8 parking spaces at sites above 500m². This means the site should have no more than 30 parking spaces in total. The proposed car park at the site has space for around 20 cars, which complies with the Car Parking Strategy whilst allowing room for vehicles to turn and manoeuvre, meaning they can enter and leave the site in a forward gear.

CONCLUSIONS

- 5.1 This Planning Statement has been prepared in support of a part retrospective planning application seeking consent for the change of use of an agricultural barn and a yard to storage use (B8) including a revised access and soft landscaping.
- 5.2 A similar change of use through Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order (as amended) was previously consented at part of the site. This forms a realistic fallback position for the applicant.
- 5.3 The current planning application proposed a different area of external storage to the Class R consent.
- 5.4 The newly proposed external storage is already operating as a storage business. It is located in a good position adjacent to the existing farm buildings and within an area of hard standing. This position is also preferable in landscape terms as it is less visible than the Class R approved area of external storage. Therefore, this position is preferable to the fall back position.
- 5.5 The change of use does not propose any change to the external appearance of the building, therefore the character or the area of the nearby landscape is not affected.
- 5.6 A revised access onto the A345 is proposed which will ensure that large vehicles accessing the site are not required to wait on or obstruct the carriageway. There will also not be a significant increase in traffic compared with the existing agricultural use or the fall back position. We therefore respectfully request that this application is approved.