

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Land at Green Guard Storage, Old Malthouse Lane, Salisbury, SP4 6DR

December 2025

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INTRODUCTION

- 1.1 This Planning Statement has been prepared by Atlas Planning Group in support of a retrospective planning application seeking consent for the change of use of land to Class B8 storage use at Green Guard Storage, Old Malthouse Lane, Salisbury, SP 4 6DR.
- 1.2 The application is supported by the submitted drawing which demonstrates the location of the land 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 forms part of the Fieldfare Business Park, approximately 1km north of Salisbury.



FIGURE 1: AERIAL VIEW OF APPLICATION SITE

- 2.2 The site consists of land, currently used for B8 storage, adjacent to a larger area also used for storage including containers, compounds, and buildings. There are other commercial uses within the Fieldfare Business Park.
- 2.3 Access to the site is provided from a private road which connects to Old Malthouse Lane to the north. This provides onwards access to the A30 to the east or the A338 to the west, in turn leading to Salisbury in the south.
- 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 also no areas of surface water flooding at the site.
- 2.6 The nearest public right of way is located to the west of the site, beyond the hedgerow. This leads from Old Malthouse Lane to the A30, which it then crosses.

PLANNING HISTORY

- 3.1 The wider site has a number of relevant planning consents, which are detailed below.
- 3.2 In July 2011, an application for a lawful development certificate (LDC) for existing use of the land as B8 storage and distribution was granted (Ref: S/2011/0701). The following area was subject to this 2011 LDC:

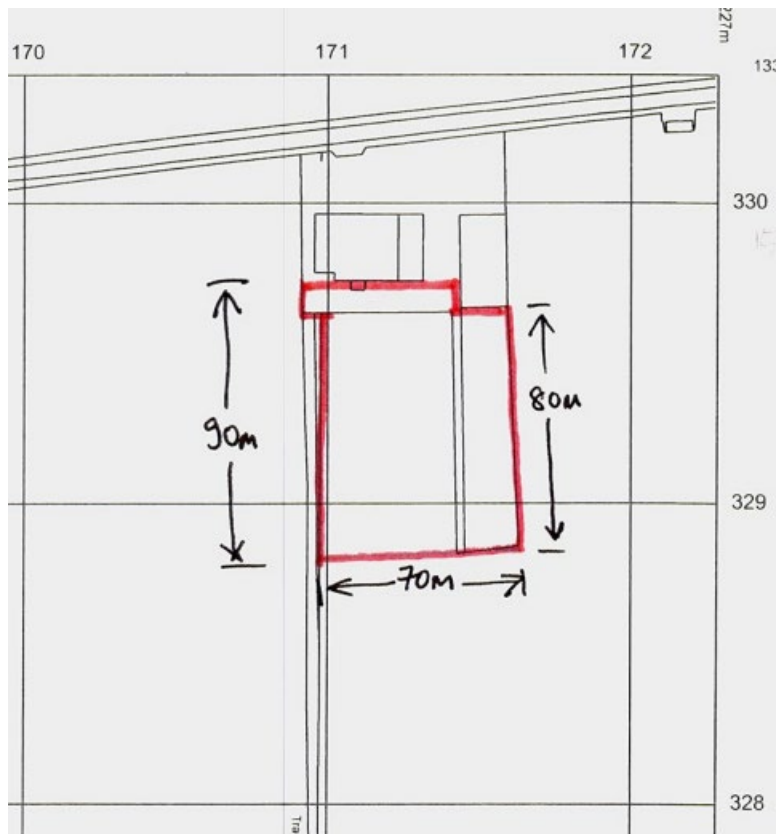


FIGURE 2: 2011 LDC LOCATION

- 3.3 Following confirmation of the LDC, an application was approved for the formation of a new vehicular access to serve the storage and distribution compound (Ref: S/2013/0382).
- 3.4 More recently a second LDC was granted for the area immediately adjacent to the site:

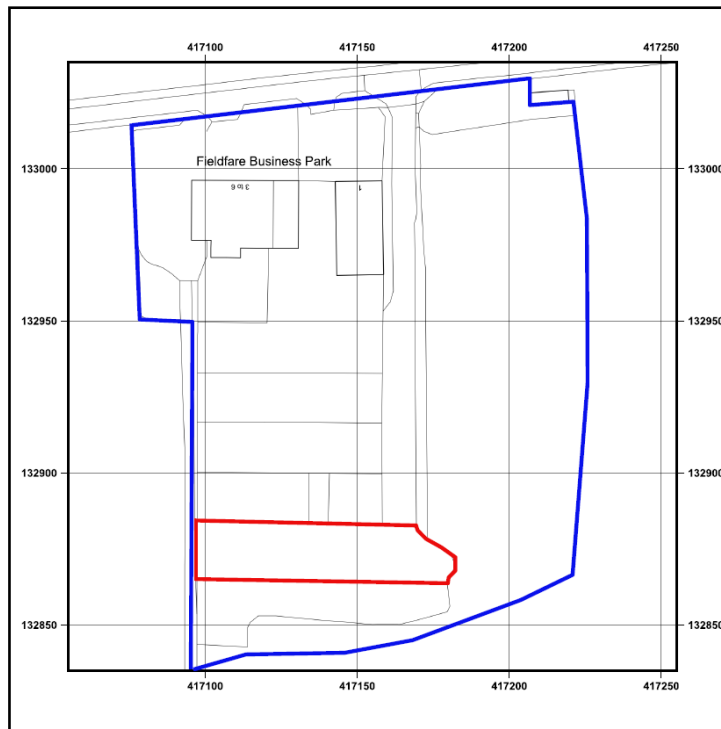


FIGURE 3: 2025 LDC LOCATION

- 3.5 This approval (Ref: PL/2025/07918) confirmed that the B8 storage had been at the site for a period longer than 10 years.
- 3.6 The area of land included within this current planning application has been used for B8 storage for approximately five years, and therefore has not met the 10-year minimum criteria for inclusion within the LDC. Therefore, a full retrospective planning application is required to regularise this use.

THE PROPOSAL

4.1 The proposal seeks retrospective, full planning permission for the change of use of the site to B8 storage.

4.2 The description of development is as follows:

“Retrospective full application for change of use of agricultural land to storage (use class B8).”

4.3 The following site photos show the storage which currently exists at the site.



FIGURE 4: EXISTING CONTAINERS AT THE SITE

4.4 This proposal would regularise the usage of the yard for storage. The existing site access and car parking, already approved for the wider storage in the area, would be utilised for the storage use and no changes are proposed to these arrangements.

PLANNING CONSIDERATIONS

- 5.1 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).
- 5.2 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.
- 5.3 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.
- 5.4 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

- 5.5 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.
- 5.6 Policy C21, saved from the Salisbury District Plan, states that proposals for diversifying employment opportunities 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.
- 5.7 Therefore, subject to the other material planning considerations discussed in the subsequent sections of this statement, the LPA should find the principle of development acceptable.

IMPACT ON THE LANDSCAPE AND CHARACTER OF THE AREA

- 5.8 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.
- 5.9 The site is bound by a large, planted bund to the south and east, with open agricultural fields beyond to the south. To the west of the site is a mature hedgerow, and the existing storage units subject to the recently approved LDC (Ref: PL/2025/07918), to the north. The public highway is located 165m north of the application site, and due to the existing storage containers and various other units already established within the wider site, the storage containers subject to this application will not be visible from the public highway.
- 5.10 Public right of way LAFO1 runs adjacent along the western boundary of the application site. However, the site is well screened by an embankment that encloses the southern boundary and a dense mature hedgerow that runs along the western boundary. These boundary treatments ensure that views into the site from the PROW are non-existent, as evidenced in Figure 5, which was taken from the PROW looking along the boundary of the application site.



FIGURE 5: VIEW LOOKING NORTH FROM FOOTPATH LAFO1

- 5.11 For the above reasons it can be seen that the proposal will not result in a detrimental impact on the landscape or character of the area.

IMPACT ON HIGHWAYS

- 5.12 The Wiltshire Core Strategy requires that developments ensure safe access to development, as well as ample parking provision.
- 5.13 The storage use will utilise the existing access off Old Malthouse Lane, this arrangement is currently considered to be acceptable as it is routinely used in conjunction with the existing car storage, containers, as well as the containers subject to this retrospective application. The access track has good levels of visibility and is wide enough for vehicles to comfortably pass in both directions.
- 5.14 Old Malthouse Lane is an unclassified road with a speed limit of 60mph. 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, as can be seen in the images below. As stated, the access to the site was approved through application S/2013/0382.





FIGURE 6: EXISTING VISIBILITY FROM THE SITE ON OLD MALTHOUSE LANE

- 5.15 As such it is considered that the proposal is acceptable in terms of highways safety.
- 5.16 There is ample space for vehicles to park, including within and adjacent to the containers, as seen within the site photos. There are approximately eight spaces at the site adjacent to the areas of existing storage, which meets the maximum requirements set within the Wiltshire adopted Parking Standards from the Wiltshire Local Transport Plan 2011-2026, and sufficient to serve the requirements of the retrospective change of use.

CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a retrospective full application for change of use of agricultural land to storage (use class B8). As has been demonstrated within this Statement, the proposal complies with the relevant national and local planning policies.
- 6.2 The regularisation of the storage use will not negatively impact the character of the landscape as the existing boundary treatments offer good levels of screening which protects public views into the site from surrounding areas. Furthermore, the uses surrounding the site are also in storage use, and the site has been used as storage for a number of years, indicating that any views of the site will be against this backdrop of existing commercial features.
- 6.3 The proposal is to regularise an area of approximately 10% of the Fieldfare Business Park, which is small element of this wider storage and employment site.
- 6.4 Access into the site is already established and frequently used to serve the wider site, therefore the proposal will not have a negative impact on highways.
- 6.5 For these reasons, we respectfully request that this application is approved.