

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08634
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	291 Castle Road, Salisbury, SP1 3SB / Hudsons Field Pavilion, Castle Road, Salisbury SP1 3SA
DEVELOPMENT DESCRIPTION:	Proposed installation of a single-storey, shed-style enclosure to accommodate and protect a self-service dog wash unit.
RECOMMENDATION:	Planning permission be GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site is attached to the existing brick wall of the Hudson's Field Pavillion. Hudson's Field is a large public open space located on the northern fringes of the Principle Settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The site currently comprises a concrete surface to the side of the pavilion. The pavilion is used for changing rooms in association with recreational uses of Hudson's Field. There is a public car park to the east, sports pitches/field to the north, a commercial building to the south and a caravan and camping site to the southwest of the application site.

The application site is within the Stratford Sub Castle Conservation Area. Old Sarum Scheduled Ancient Monument lies 500m to the north of the site and 'Romano-British settlement at Stratford sub-Castle, 370m to the east. The public carpark, close to the site is noted as an archaeological monument point: 'Post Hole, probably late prehistoric pits and postholes'. The site is also within the New Forest Protection Sites 15km recreation zone of influence (New Forest Special Area of Conservation, New Forest Special Protection Area and New Forest Ramsar site) and Hampshire River Avon catchment. Public Right of Way SALS2 runs east to west 50m to the north of the site.

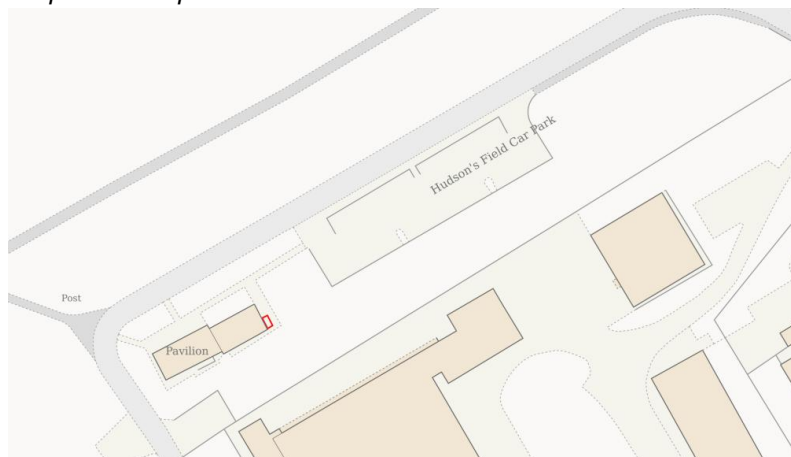


PROPOSAL

The proposals are for a single-storey shelter to enclose a self-service dog wash unit, located on the side of an existing building.

The site is owned by Salisbury City Council and the application form states that a five-year lease has been secured. Connections to existing mains water, electricity and foul drainage will be made.

Proposed site plan



Propose plans and elevations

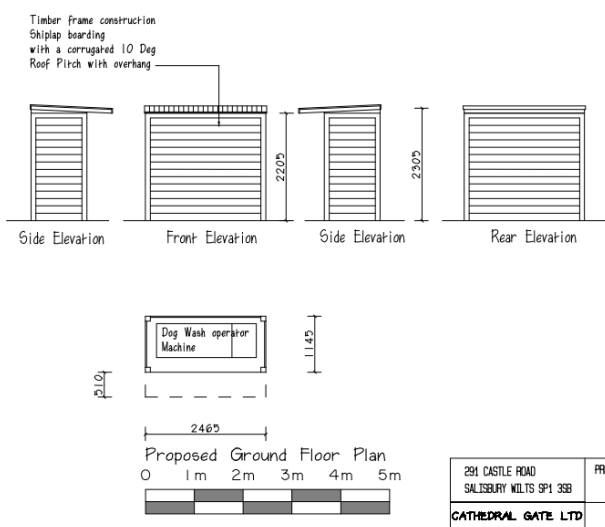


Image of similar installation



PLANNING HISTORY

Proposal / Summary

S/1992/1356 - Full planning permission Decision - Approve with Conditions Date: 18/11/1992 – DEEMED APPLICATION - EXTENSION TO EXISTING SPORTS PAVILION TO PROVIDE 4NO. ADDITIONAL CHANGING ROOMS

S/2009/0108 - Full planning permission Decision - Approved Date: 25/3/2009 – ENHANCEMENT WORKS TO HUDSONS FIELD RECREATION GROUND, INCLUDING: REFURBISHMENT OF ENTRANCE ROAD OFF CASTLE ROAD TO PUBLIC CAR PARK. CREATION OF NEW ACCESS ROAD FROM REFURBISHING

ENTRANCE TO MAIN FIELD. CREATION OF NEW PARKING AREA ADJACENT TO PAVILION. CL

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 20 Spatial Strategy for the Salisbury Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 67 Flood Risk;

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):

R5 Recreational Open Space

Neighbourhood Plan:

Salisbury Neighbourhood Development Plan 2020 to 2038. Made March 2025

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

- Design and Impact on the Character and Appearance of the Area
- Impact on the setting of the conservation area and scheduled monuments
- Amenity
- Highways
- Flood Risk and Drainage

- Biodiversity Net Gain

CONSULTATION RESPONSES

Salisbury City Council: Support

Drainage Officer: No objection

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.

WC Highways: No objection

Public Protection Officer: No observations.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No representations were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The proposal is for an open fronted, lean-to timber frame construction 1.145m x 2.465m with a monopitch roof with eaves height 2.205m to be constructed on the east elevation of the existing facing brick, flat-roofed pavilion. Materials are proposed to be pressure-treated timber for the side walls and black corrugated metal sheeting for the roof. Within the open sided outbuilding would be a self-service dog wash unit for 24-hour public use. No external lighting is proposed.

The nature of the proposals means that it does not enhance the local character or contribute to the quality of the built environment. However, it is considered that the development is modest and the proposed location, on the side of an existing, modern and utilitarian building, within a timber clad enclosure, does not cause harm to the character and appearance of the locality.

Impact on Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The application site is within the Stratford sub Castle Conservation area and close to the Scheduled Monuments of Old Sarum and Stratford sub Castle 'Romano-British Settlement'.

Due to the small scale of the proposal and its siting on the side of a modern building, close to the boundary of Hudson's Field it is considered that the proposed development would

have a neutral impact upon the character and appearance of this part of the conservation area and the Scheduled Monuments.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

There are no residential neighbours within the vicinity of the proposals, the closest residential neighbours are 200m away. There is a camping and caravan site within approximately 65m of the application site.

Due to the nature of the proposal as a small, single storey structure on the side of an existing building there are no concerns regarding overlooking/loss of privacy, loss of light or overbearing impact.

The proposals have the potential to cause noise disturbance due to high-velocity dryers and the process of washing dogs (water spray noise/increased barking). The facility is also proposed to be open 24 hours a day.

No observations were made by Public Protection and it is considered that within the proposed location; a recreational field, already used for dog walking/sports there is an expected level of noise associated with recreational use. The unit is proposed to be located against the wall of the pavilion which will provide some acoustic screening from the camping and caravan site and there are no other residential neighbours in the vicinity.

An Informative will be added regarding the powers of the Local Authority under section 80 of the Environmental Protection Act 1990 to serve abatement notices should any noise become a nuisance. However, noise matters of this nature can be dealt with by the Council's Public Protection Team under their statutory powers if deemed expedient to do so.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposals do not include for any parking or new access. Existing access to the site is from Castle Road and there is a public carpark close to the site. No objections were made by the Highways Officer.

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The proposed site is in Flood Zone 1 with low risk of surface water flooding and low risk of groundwater flooding. However, the existing access to the proposed site is subjected to flooding for 1 in 100-year rainfall event.

It is considered that the proposals are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. No objections have been received from the Drainage Officer. Informatives relating to drainage have been proposed and will be included with the decision notice.

Biodiversity Net Gain

As of 2 April 2024, the requirement for Biodiversity Net Gain (BNG) on all new sites came into force. Any small scale (non-major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following exemption criteria and is therefore below the de minimis threshold, meaning the development: – does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and – impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

CONCLUSION

The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form, received 29th October 2025

PL/06 Proposed Plans, received 7th November 2025

TQRQM25299165917845 Proposed Block Plan, received 29th October 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. Should any future noise complaint(s) be brought to the attention of the Council's Public Protection Team by way of this development proposal and it deemed expedient to pursue any matter, formal action can be taken under Environmental Health legislation by way of serving an abatement notice under section 80 of the Environmental Protection Act 1990 on the owner/occupier of the land requiring that person to abate the nuisance. The applicant has a defence in law under (section 80(7) of the above Act if they are able to demonstrate "*that the best practicable means were used to prevent, or to counteract the effects of, the nuisance*". Evidence that appropriate sound insulation has been installed, along with effective noise management are some of the factors a court will consider in determining whether best practicable means have been used. As such, the applicant is advised that it may be in their interests to demonstrate that appropriate noise management arrangements have been made to control dog barking and an appropriate sound insulation scheme has been employed to minimise noise outbreak from dog barking inside the dog-wash.
2. The EA's standing advice for minor extensions will apply.
3. All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
4. Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.