

Application Number:	PL/2025/09973
Location:	Portway House, Old Sarum Park, Old Sarum, Salisbury, SP4 6EB
Proposal:	Prior Approval under Part MA of the GPDO for the change of use of Class E space to form 20 apartments (Class C3).

[SP4 6EB - Google Maps](#)

[1 Portway - Google Maps](#)

[1933 Hurricane Cl - Google Maps](#)

I refer to the above Prior Approval application received on 21st January 2026.

Proposal

The application is seeking Prior Approval consent for the change of use of the existing Class E office space to form 20 apartments.

Access and parking

The access serving the site is via a series of industrial estate roads within Old Sarum Park which junction onto Portway.

The application indicates that access to the site would continue to be served from the existing vehicular access from Lysander Road. It is, however, understood that the applicant has a wholly separate planning application to serve the site from a new access from Portway, under application PL/2026/00652. Such access would provide a better relationship between the proposed residential use and other residential areas and facilities served from Portway. This comment is based solely on the access arrangements proposed under this Prior Approval submission; any alternative access under PL/2026/00652 will be assessed separately.

The industrial estate roads within Old Sarum Park have footways to both sides of the carriageway and the access roads are lit, which offer safe access for pedestrians. There is no separate provision for cyclists.

Whilst the location of the site, and its means of access, is industrial in nature, there are no highway safety or capacity reasons to object to the proposed change of use.

It is advised that there are 60 existing parking spaces within the site which would be available for parking for the residential units, which based on the suggested size of the flats would be more than sufficient.

It is also advised that covered and secure cycle parking would be available within a "Shared Facilities" building, which would provide sustainable travel options.

For the purposes of Part MA Prior Approval, the proposed change of use is not considered to result in unacceptable transport or highway impacts.

Summary and Recommendations

Having regard to the above, it is considered that the use of the buildings could be reasonably changed from commercial to residential, and therefore no highway objection is raised.

Amanda Hall
Highways Development Management Engineer