

Application Number:	PL/2026/01039
Location:	Land Adjacent 2 Old Sarum Cottages, Portway, Old Sarum
Proposal:	Proposed siting of 23 containers to be used for self storage, installation of a perimeter fence, landscaping and parking

[Portway - Google Maps](#)

[2 Portway - Google Maps](#)

I refer to the above planning application received on 4th March 2026.

Relevant Planning History

PL/2025/07869 Proposed siting of 23 containers for self storage. Application withdrawn.

PL/2022/01048 - Erection of 4 terraced dwellings with parking, amenity areas and new access road. Permitted subject to conditions 28 June 2022.

Proposal

The proposed development relates to the siting of 23 containers to be used for self-storage, the installation of a perimeter fence, landscaping and parking, and is a resubmission of application PL/2025/07869, which was withdrawn.

There are no changes to the previous submission in relation to the access, parking and manoeuvring space within the site.

Sustainability

The site is outside of the settlement framework boundary, but is located close to the built-up area of Old Sarum.

There are pedestrian facilities on the southern side of the Portway providing connections to Old Sarum and its local facilities to the east.

It is, however, considered that the nature of the business is one which will likely be predominately accessed by cars and light vans.

It is noted that the Proposed Site Plan, Drawing No. P25-038 01-01-001E, indicates the provision of a formalised 1.8 m wide footway across the frontage of the red line application site. It is, however, considered that a footway of 2m width should be provided, and continued across the extents of the blue land also.

Such footway would need to be constructed to adoptable standards and dedicated as public highway through a legal agreement.

Traffic Generation and Parking Demand

The submitted Planning and Heritage Statement has not provided any detail of the expected operation of the self-storage facility in order to qualify the limited level of parking proposed for the use.

Details of the anticipated number of vehicles generated per day, and the operation/management of the facility should therefore be submitted to support the application.

Access and Parking

The road network is considered appropriate to accommodate the nature and likely number of vehicles that would be generated by the proposed use.

Summary and Recommendation

Whilst the traffic generation associated with the proposed type of storage, together with the proposed layout for parking and manoeuvring, are likely to be acceptable, it is considered that further information on the level of daily use of the facility and the demand for parking is necessary.

I therefore raise a holding objection, and request the submission of further information.

Subject to the satisfactory receipt of such information, it is likely that a positive recommendation would be made for which the following conditions would be recommended.

A condition /S106 agreement tying the use of the site to self-storage as outlined in the application details.

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 115 metres to the right (west) and 125 metres to the left (east) from the centre of the access . Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.
REASON: In the interests of highway safety.

No part of the development shall be first brought into use until details of the new access and a 2m wide footway across the entire frontage of the red and blue land, including details of surfacing and radius kerbs, have been submitted to and approved by the Local Planning Authority. Such access and footway shall be constructed prior to the first use of the development.
Reason: In the interests of highway safety.

INFORMATIVES

The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority before commencement of the access and footway works hereby approved. Please contact the Highway Development Management Team at highwaysdevelopment@wiltshire.gov.uk

The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Amanda Hall
Highways Development Management Engineer