

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Salterton Down Buildings,

High Post,

Salisbury

SP4 6BG

March 2026

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INTRODUCTION

- 1.1 This Planning Statement has been prepared by Atlas Planning Group in support of a full planning application seeking consent for the change of use of land 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 land in question, as well as site photos included within this Statement which show the proposed area for change of use.

SITE DESCRIPTION

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

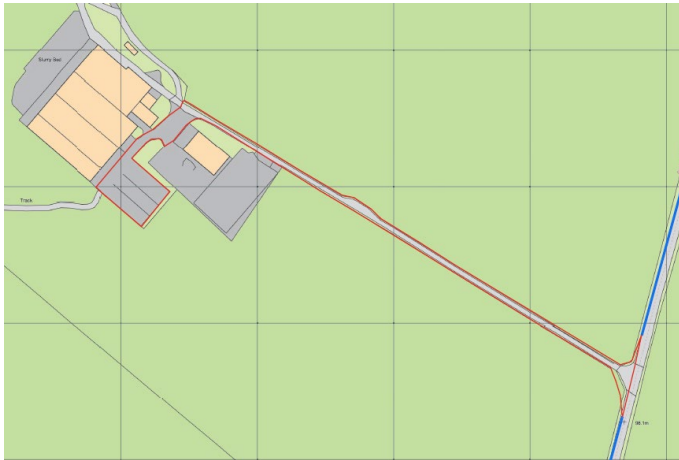


FIGURE 1: SITE LOCATION PLAN

- 2.2 The site consists of silage clamps previously associated with the agricultural nature of the surrounding land, but no longer in use by the farm.
- 2.3 The land around the site consists of former agricultural buildings, which have extant consent for change of use to commercial uses (Use Class E) and storage (Use Class B8). The majority of the former agricultural yard around the site is also either already used for storage, or has consent for change of use (granted in February 2026, Ref: PL/2025/08677). The applicants currently operate a successful container storage company from the land surrounding the site.
- 2.4 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.
- 2.5 None of the buildings immediately adjacent to the site are listed. The application site does not lie within a conservation area.
- 2.6 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 silage clamps, but these do not extend into the proposed development area.
- 2.7 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 four 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 has been superseded by the more recent planning consent.

- 3.7 This application was a full application for the part retrospective change of use of yard area to Class B8 storage, and change of use of the agricultural barn to B8 storage.

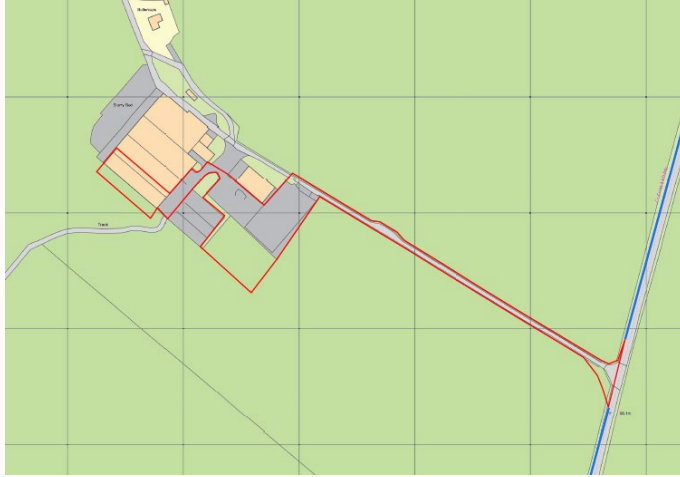


FIGURE 5: 2025 PART RETROSPECTIVE FULL APPLICATION AREA

- 3.8 The application was approved in February 2026, with conditions requiring the necessary access improvement works to be completed within six months of the consent.

THE PROPOSAL

- 4.1 The proposal seeks full planning permission for the change of use of silage clamps to B8 storage. The area proposed for change of use amounts to approximately 1450 sqm.
- 4.2 The description of development is as follows:
- “Full application for change of use of agricultural silage clamps to storage (use class B8)”*
- 4.3 The following site photos show the silage clamps which concern this planning application.



FIGURE 6: EXISTING SILAGE CLAMPS



FIGURE 7: EXISTING SILAGE CLAMPS

- 4.4 As stated, a number of planning applications have been approved for storage uses at the site within the past year, and the applicant runs a successful container storage business from the site. The silage clamps are proposed to be used for external storage to be managed by the same storage business.
- 4.5 No changes are proposed to the external layout of the silage clamps, although it is proposed for the existing concrete dividers/partitions to be removed. No changes are proposed to the walls of the silage clamps which will likewise remain in place affording screening and protection of the stored materials.
- 4.6 As the silage clamps are large in size, it is anticipated that future clients will park directly within them to load and unload materials for storage. Therefore, no parking is proposed. However, if necessary, parking for the wider business approved within the 2025 applications can be used as the whole site will be managed and operated by the same company.

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 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.
- 5.7 The proposal seeks the change of use of a relatively small area of land compared with the wider storage business at the site, and will serve to 'round-off' this area of land currently not in storage use. It is not anticipated that it will significantly increase traffic generation at the site, as it will likely only serve a small number of commercial clients. The size of the clamps means that clients will be able to park directly within them to load and unload storage material, although they could utilise existing car parking spaces at the site.

- 5.8 The existing walls of the silage clamps will not be changed, and therefore there will be no discernible difference between the existing and proposed uses from any views outside of the site.
- 5.9 The proposed development will assist with sustaining a growing local business, utilising land which is not currently in use in an area which has recently received approval for a number of similar applications.
- 5.10 Therefore, subject to impact on the character and appearance of the area, the LPA should find the principle of development acceptable in relation to adopted planning policies.

IMPACT ON THE LANDSCAPE AND CHARACTER OF THE AREA

- 5.11 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.
- 5.12 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.
- 5.13 Some glimpsed views towards 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 actually visible. The external storage and containers within the areas close to the site are not visible from the road. The silage clamps are likewise not visible from the road. As no changes are proposed to the external structure of the silage clamps, including the existing walls, this will further screen future storage meaning it will not be visible from outside of the site area.
- 5.14 Overall, there will be no impact on the landscape or character of the area in accordance with adopted planning policy.

FLOOD RISK

- 5.15 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.

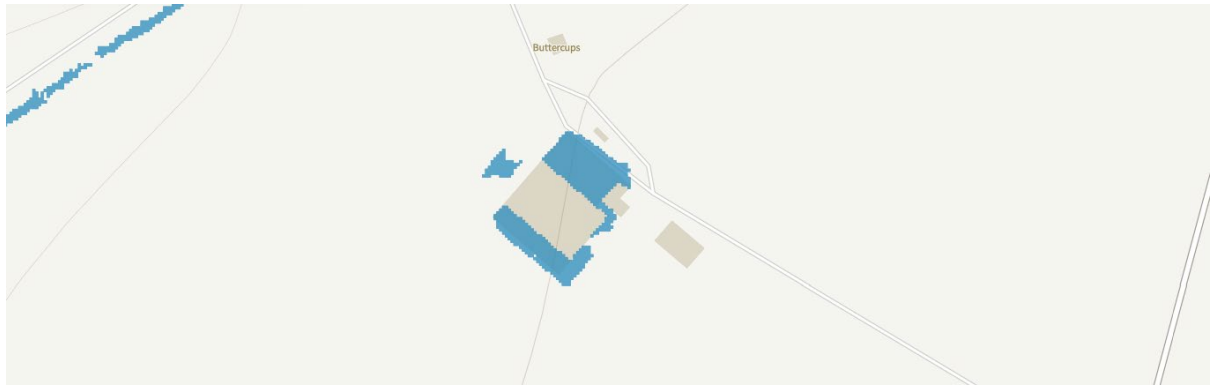


FIGURE 8: SURFACE WATER FLOOD RISK AT THE SITE

- 5.16 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 above). 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.
- 5.17 Furthermore, the areas proposed as part of the planning application are already hard surfacing, and are already used for agricultural storage (namely silage). There are no external changes proposed to the silage clamps, such as the addition of a 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.
- 5.18 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

- 5.19 The Wiltshire Core Strategy requires that developments ensure safe access to development, as well as ample parking provision.
- 5.20 The proposed external storage 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.

- 5.21 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.
- 5.22 The 2026 storage approval which included some retrospective elements 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 was provided to show that this can be achieved within the widened access. Following this approval in February, the applicant has six months from the date of consent to undertake these improvements and they are currently underway. Therefore, the access to the site will be widened prior to the implementation of this current consent for change of use of the silage clamps.
- 5.23 As the proposed area is small in relation to the other storage and commercial uses at the site, and also will not be used for container storage but will be let at a large scale using the existing partitions within the silage clamps, it will not significantly increase traffic movements to and from the site.
- 5.24 As such it is considered that the proposal is acceptable in terms of highway safety.

CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a full planning application seeking consent for the change of use of silage clamps to storage use (B8).
- 6.2 The proposal is an addition to the existing storage business at the site which has utilised vacant land and buildings through consented conversions in the last year.
- 6.3 No changes are proposed to the external structure of the silage clamps, with no additional hard surfacing proposed at the site. The site is not visible from the public highway, but the retention of the walls of the silage clamps will further ensure that the proposed external storage is not visible from areas of the public realm.
- 6.4 Therefore, it is respectfully requested that this application is approved by the LPA without delay.