

Application Number:	PL/2026/01646
Location:	Paxton Business Centre, Whittle Road, Salisbury
Proposal:	Three year temporary change of use of Unit 6 from Use Class B8 to Class F1 (a) to accommodate an Alternative Provision educational facility.

[SP2 7YR - Google Maps](#)

[3 Whittle Rd - Google Maps](#)

[Salisbury, England - Google Maps](#)

Introduction and Proposal

I refer to the above planning application received on 31st March 2026 which seeks permission for a 3 year temporary change of use of the Unit 6 from B8 to Class F1 (a) as an education facility.

It is understood that the applicant is an alternative education provider that provides practical trade-based skills development and academic mentoring for 11-18 year olds.

The Planning Statement advises that the proposed facility would employ 8 full-time staff and 1 part-time staff. No details have been provided of existing staffing levels at the site. It would also potentially accommodate 15-30 students at any one time.

The application form indicates the facility would operate Monday to Friday 08:00-05:00, however, the latter is assumed to actually read 17:00.

Sustainability

The site is located within the settlement framework of Salisbury with good pedestrian facilities to access the nearby bus and rail services. The site is therefore considered to be sustainably located in transport terms, offering alternative modes of travel for staff and students.

Access and Parking

The red outlined location plan does not include the access and car parking areas within the application site, and this should ideally be amended to reflect the Site & Floor Plan drawing which shows the access and shared car parking area within a red line.

The application form advises that there are 6 existing car parking spaces for the site, which will remain for the proposed use. These spaces are advised in the Planning Statement as allocated to the Unit in the rear parking area, however these have not been identified on any plan. It would be helpful to see a plan which indicates the provision of parking that would be available for the Unit, and any other areas within the wider site which may also be available as shared parking.

The Planning Statement has assessed the level of available parking against the current parking standards and concludes that the 6 available spaces for the Unit meet the current standards.

F1: Learning & Non-Res Institutions	Education	
F1 (a)	Staff	2 per 3 staff
	Visitors	1 per 7 staff
	Pupils	1 per 10 2nd yr 6th formers
	College Students	1 per 4 students
	Parents- Pre-school and infants	1 per 12 pupils
	Parents - Primary	1 per 20 pupils + designated drop off arrangements
	Parents - Secondary	1 per 30 pupils + designated drop off arrangements
	Higher & Further Education	Staff: 1 per 2 staff + 1 per 15 students

Given the nature of the facility and the sustainable travel options available for staff in particular, I would accept that the provision of 6 car parking spaces is sufficient for the proposed use.

Cycle Parking/Storage

It is noted that no provision is indicated for cycle parking, and it would be helpful to know if there is any provision to be made for secure and covered cycle parking within the site to offer sustainable travel options.

Summary and Recommendations

The proposed change of use of the B8 unit to an educational facility is considered acceptable, in principle.

However, further information to confirm the location of the six allocated parking spaces for the Unit, and any additional shared car parking within the wider site, is requested.

It is also requested that details of any secure and covered cycle storage within the site, or within the building itself, be provided.

Amanda Hall
Highways Development Management Engineer