

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 additional information submitted in respect to the above planning application which indicates the parking allocation for the site.

Access and Parking

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, and the additional plan submitted now identifies those spaces, together with those allocated for the adjacent units.

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 F1 (a)	Education	
	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 no details have been provided to indicate any existing provision. It is considered that some means of secure cycle parking should be secured for the proposed use, even if provided within the building itself.

Summary and Recommendations

The proposed change of use of the B8 unit to an educational facility is considered acceptable, and the associated parking provision available for the unit is considered appropriate for the use.

It is therefore recommended that no highway objection is raised subject to the following condition being attached to any permission granted.

Condition

The development hereby permitted shall not be first brought into use until details of the means of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

REASON: To provide some provision for the parking of cycles in order to facilitate and encourage sustainable travel.

Amanda Hall
Highways Development Management Engineer