

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01401
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Manor Farm Nursery School, Netherhampton, Salisbury, SP2 8PU
DEVELOPMENT DESCRIPTION:	To place a mobile classroom in the upper garden area.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Manor Farm Nursery School in Netherhampton is long and well established educational facility that serves Netherhampton and the surrounding areas.

The site is within a conservation area and there are several listed buildings nearby including the grade II listed St Catherine's Church to the east. It is also within a special landscape area (SLA).

The site is within flood zone 1 (i.e. at the lowest risk of flooding from rivers and the sea). It appears that it is at low risk from ground and surface water flooding.

The site is within the River Avon catchment and New Forest Protected Sites 15km Recreation zone of influence. Such is the nature of the application there is however no impact to consider on these designations, and relevant legislation also details it is exempt from biodiversity net gain requirements.

PROPOSAL

This application seeks planning permission for a portable building to be sited within the existing grounds at Manor Farm Nursery in Netherhampton to provide 9 more baby places. It would be replacing an existing covered play area which is now not required.

PLANNING HISTORY

Proposal / Summary
S/1986/0954 - Full planning permission Decision - Approve with Conditions Date: 6/8/1986 – ERECTION OF 20' X 10' LEAN TO ADDITION FOR WASH ROOM AND TOILETS
PL/2025/01967 - Full planning permission Decision - Approve with Conditions Date: 20/5/2025 – To place a mobile classroom 3.658m x 9.75m in the upper garden area along the security fence line.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Relevant policies:

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
 Core Policy 2: Delivery Strategy
 Core Policy 33: Spatial Strategy for the Wilton Community Area
 Core Policy 34: Additional Employment Land
 Core Policy 50: Biodiversity and Geodiversity
 Core Policy 51: Landscape
 Core Policy 57: Ensuring High Quality Design and Place Shaping
 Core Policy 60: Sustainable Transport
 Core Policy 61: Transport and Development
 Core Policy 62: Development Impacts on the Transport Network
 Core Policy 64: Demand Management

Salisbury District Local Plan 2011

Saved Policy C6: Special Landscape Area (SLA)

Other

The Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') - adopted March 2024

Wiltshire Local Transport Plan 2011-2026

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)

- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

WC Highways: No objection, subject to condition

Please refer to the Highways Impact and Safety section of this report for full comments.

WC Public Protection: No comment

Parish/Town Council: No comments received

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

None received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The site is within the Wilton community area (CP33 of the WCS) and outside of a designated settlement boundary. The proposal however relates to siting a portable classroom building within the grounds of the existing established nursery school to provide 9 more baby places. The case officer understands that there is a specific need for additional places of this nature in the area and the existing facility provides a valuable service to the local community. The proposal will also provide employment benefits too.

Paragraph 100 of the NPPF is particularly relevant to this application and states the following:

100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
 - a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
 - b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

There is no objection to the principle of the proposal subject to consideration of all material planning issues and site-specific constraints.

Design and Impact on the Character and Appearance of the Area

Policy Context

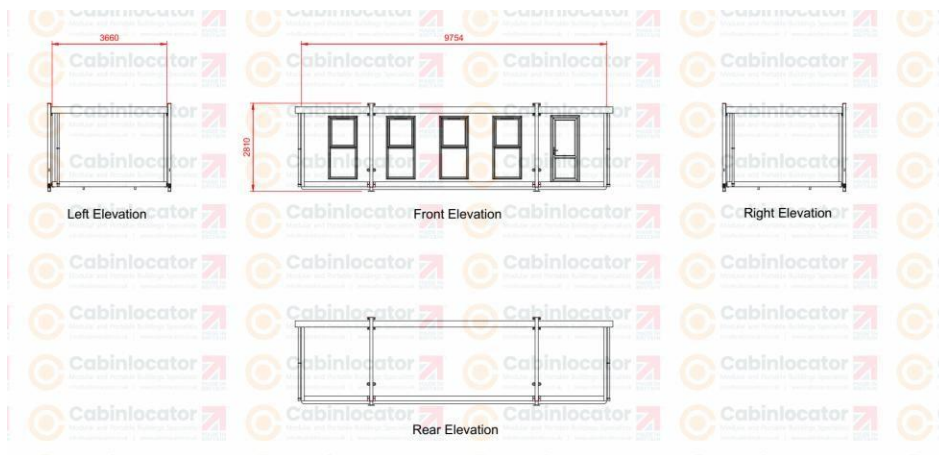
Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

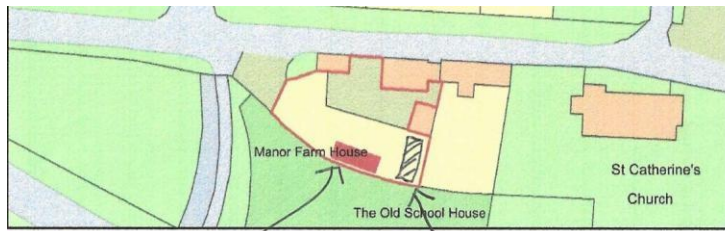
- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

Mobile classroom buildings are clearly common features found at schools and other education settings. The proposal is relatively modest in scale and simply designed. Being flat roofed will obviously significantly lessen its scale and visual impact than if for example it had a pitched roof.



It is noted that the site did benefit from a previous approval in 2025 (our ref: PL/2025/01967) for a new mobile classroom in a different part of the nursery garden. From the statement submitted as part of the current application it is apparent that the spaces that mobile classroom provided were filled immediately and therefore, a need remains. The proposed classroom will be replacing the existing covered play area which is of a similar footprint. Given the outstanding need and the overall modest scale of the mobile classroom, the addition is not considered to pose any visual harm which would warrant a refusal.

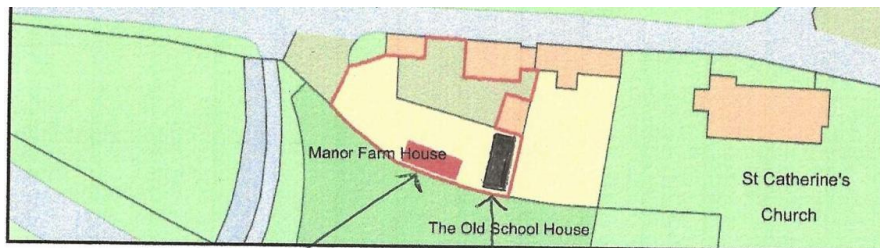
Its appearance will be entirely functional for its intended educational use, The overall finish is green is considered appropriate and sympathetic for such a setting and it is concluded that the proposal accords with CP51 and CP57 and there would be no harm to the distinctive qualities of the SLA.



EXISTING PORTABLE
CLASSROOM

EXISTING COVERED PLAY AREA

Existing site plan



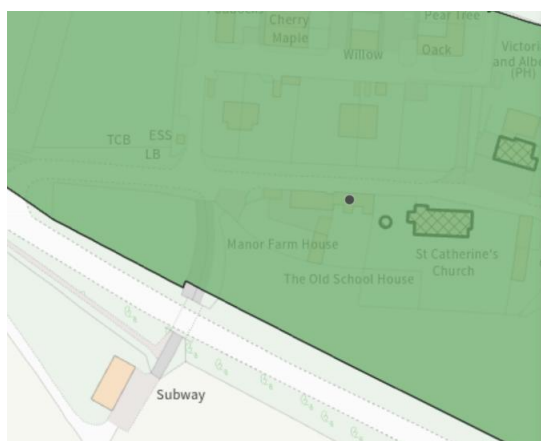
EXISTING PORTABLE
CLASSROOM
7.75m x 3.65m

NEW PORTABLE CLASSROOM
9.75m x 3.65m

Proposed site plan

Impact on Heritage Assets

The site is within the Netherhampton Conservation Area and there are several listed buildings/structures nearby. The following excerpt shown below from the Council's mapping system shows the Conservation Area washing over the area in dark green, and listed buildings are shown outlined in black and hatched. The location of where it is proposed to site the mobile classroom approximately where it states 'Farm':



- ☒ Conservation
- ☒ Conservation
- ☒ Conservation Areas
- ☒ Listed Building
- ☒ Character Zone
- ☒ Significant Hedges
- ☒ Significant Trees
- ☒ Significant Unlisted Buildings
- ☒ Significant Walls and Boundaries

CP58 'Ensuring the conservation of the historic environment' requires that *"designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."* It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is a simple and functional mobile building. Whilst utilitarian in appearance, the proposed positioning of the mobile classroom, ensures its location is as sensitive and unobtrusive as possible when viewed within the setting of the Conservation Area. It will not be widely visible in the conservation area or viewed in association with the grade II listed church and memorial in the churchyard to the east due to the presence of intervening mature vegetation.

Officers consider that the proposal will lead to a very minor degree of harm to the setting of designated heritage assets. Paragraph 215 of the NPPF advises that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*. As previously stated, the existing nursery is long and well established in this location and provides a very important service to the community area of which there is clearly an established need. The mobile classroom will enable this vital community facility to expand, thus allowing a greater number of children to be looked after in an area where it is understood that such a need has been identified. The additional classroom will also provide further employment. It is considered that there are obvious and identifiable public benefits which would clearly and demonstrably outweigh the minor degree of harm identified.

Amenity

Paragraph vii of CP57 of the WCS requires proposals to have *"...regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)"*.

The proposal will be sited some distance from the nearest residential properties with screening in between from trees, mature vegetation and other existing buildings. Due to the size, design and positioning of the proposal, it is concluded that there would be no material harm to any neighbours. There will be an increase in babies/children on the site however any potential increase in noise/disturbance is also concluded to not give rise to any material harm. This is due to the existing and long-established lawful use of the site and distances to the nearest residential properties.

The application complies with CP57 of the WCS.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

The Councils Highways Officer was consulted on the proposal and provided the following comments:

I refer to the additional information submitted in support of the above planning application, received on 10th April 2026, which provides details for additional parking for staff, details of staggered drop-off and pick-up times and a Sustainable Staff Travel Statement.

The additional information has clarified the number of staff on site to be 10 during their peak times of 0900-1500, which would be increased by 3 by the proposal.

The site currently has capacity for 50 children, and the intention is to facilitate up to 60 children.

Planning History

PL/2025/01967 - To place a mobile classroom 3.658m x 9.75m in the upper garden area along the security fence line. – Approved 20 May 2025

This approval enabled 9 additional babies to be accommodated within the nursery, with additional information regarding the available and additional provision for parking being supplied to support the proposal.

Access and Parking

The existing parking provision is advised to take place within the gravel area adjacent to the nursery providing for 6 cars, with further parking taking place in a layby close to the pub to the east for 3 cars, by agreement with the landowner. A further car is parked on the highway outside of the premises.

The applicant has provided details of an additional parking area to be secured for a further 3 cars, which is part of the Wilton Estate land, for which a formal agreement is being sought. Details for all the suggested parking areas has not been provided, and plans should be submitted to detail their location and availability.

With regard to provisions for parent drop-off and pick-ups, it is understood that this takes place on the public highway in the vicinity of the site. No provision is proposed for parent parking within the site.

The further submission does, however, provide details of staggered drop-off and pick-up times which clarifies that children are dropped off and picked up at various times in the morning and afternoons, and not all concentrated at one time.

It is also understood that staff collect children from their parents on arrival at the entrance gate to minimise the time parent vehicles are waiting on the highway, and with staff planning for children to be collected by their parents in the afternoons to limit the time that parents wait to collect.

These measures are suggested to minimise the time that parent vehicles are waiting and/or parking on the public highway at drop-off and pick-up times.

Travel Statement

A Travel Statement has been submitted with the application which details the measures the nursery takes to promote sustainable travel, advising that secure cycle storage is available together with a car sharing scheme.

Details of the provision of secure cycle storage should be provided.

Highway Considerations

As previously raised, all parking proposed for accommodating staff parking falls outside of the application site, but has been the subject of agreement with the Wilton Estate. The additional car parking would be proposed in the same way.

The additional mobile classroom is intended to accommodate a further 9-10 children, which would be supported by 3 additional staff members. The supporting letter advises that additional car parking would be provided off-street to accommodate any additional car parking demand.

With regard to the provisions for parent drop-off and pick-up, this would continue to be provided from the public highway, and would see up to 10 further traffic movements in morning and afternoon periods.

Whilst there would normally be a requirement to facilitate both parking and the means of drop-off and pick-up within an application site, the road serving and adjoining the site is a local village road which is lightly used, and for which there has been no reported concerns regarding the operation of the highway or highway safety associated with the nursery use.

The supporting letter dated 10.4.2026, Staggered drop-off/pick-up times Statement, Sustainable Staff Travel Statement together with the details of the Car Park Rental Agreement indicate a positive step in encouraging sustainable travel and minimising the impact of the development on the highway and its users.

Summary and Recommendations

Having regard to the above, whilst the proposed new mobile classroom would generate an increase in staff and children to the facility, with a consequent additional demand for parking, it is considered that subject to details of the location of the parking areas secured for staff parking (other than immediately adjacent to the building), and the details of the secure cycle parking for staff, no highway objection would be raised subject to the facility operating in accordance with details set out in the supporting letter dated 10.4.2026 and generally in accordance with Staggered Drop-off/Pick-up Statement dated 8.4.2026.

In light of the above comments, Officers conclude that the highway impacts will certainly not be severe and refusal of the application on such grounds could not be realistically sustained.

CONCLUSION

The proposed mobile classroom building within the grounds of the existing established nursery school would provide 9 more baby places. There is a specific need for additional places of this nature and the existing facility provides a valuable service to the local community. Additional employment would be a further benefit. Whilst it is considered there would be some minor harm to the setting of designated heritage assets as outlined within this report, the identifiable public benefits are judged to clearly and demonstrably outweigh the small degree of harm.

There would be no demonstrable harm to any neighbours and the application is also judged acceptable from a highways perspective.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan received 02/03/26

CAB PS 32 12 NW Foundation plan received 10/03/26

Proposed elevations received 10/03/26

Existing site plan received 10/03/26

CAB PS 32 12 NW Floor plan/Foundation plan received 10/03/26

Proposed site plan received 11/03/26

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development shall not be occupied until details of the location and provision for covered and secure cycle parking for a minimum of 2 cycles has been submitted and approved in writing by the Local Planning Authority and have been provided and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to travel more sustainably.

4. The development hereby permitted shall be operated in strict accordance with the Travel Plan and staggered drop off/pick up times Statement dated 8.4.2026.

REASON: In the interests of encouraging sustainable travel.