



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09926
Decision Date: 02/06/2026

Applicant:	Mr Andrew Long Clover Farm, Brickworth Road, Whiteparish, Salisbury, United Kingdom, SP52QG
Particulars of Development:	Demolition of rear building and construction of a new warehouse extension with increasing daily operating hours to permit 24-hour operation (subject to mitigation included within NIA).
At:	Clover Park, Brickworth Road, Whiteparish, Salisbury, SP5 2QG

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed extension to operating hours, currently restricted to 7am-7pm, to allow for 24 hour working, would result in an unacceptable harm to the amenity of occupiers of neighbouring residential dwellings, arising from increased noise and disturbance from continuous site activity, including vehicle movements and yard operations during sensitive night-time periods.

The submitted Noise Impact Assessment is insufficient and fails to robustly assess the impacts of unrestricted 24-hour operation. In particular, it does not demonstrate that harm to residential amenity, especially during night-time hours, would be avoided or adequately mitigated. Consequently, there is a lack of satisfactory evidence to conclude that the proposal would not give rise to significant adverse effects.

Tipplefield Farm to the east, as the nearest residential receptor, would be particularly affected due to its proximity and likely exposure to increased night-time noise. The proposal would therefore result in significant adverse impacts on living conditions of this adjacent dwelling.

Therefore, the proposed development, operating for 24 hours a day, is contrary to Core Policy 57 of the Wiltshire Core Strategy, which requires development to ensure compatibility with adjoining uses and to protect the amenity of existing occupiers, including from pollution such as noise and contrary to paragraph 135 of the National Planning Policy Framework, which seeks to secure a high standard of amenity.

Informative

- 1 The documents and plans considered in reaching the above decision are as follows:

Application form received 19/12/2025

Planning statement received 19/12/2025

Originally Noise Impact Assessment (later superseded) received 19/12/2025

Existing and proposed plans (elevations and site plan) Drg no 03 A EX/PP received 12/01/2026

Existing and proposed plans (floor plans) Drg no 03 A EX/PP received 12/01/2026

Location plan Drg no 01 A LP Rev A received 13/01/2026

Applicants planning response – technical review of submitted noise impact assessment received 05/03/2026

Transport Statement received 05/03/2026

Revised Noise Impact Assessment received 05/03/2026

Agents response to Council's highways officers' comments received 24/03/2026

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).