Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/04997

Decision Date: 23/06/2026

Applicant:	RO Property Management Limited C/o Agent, Maddox Planning
Particulars of Development:	Full planning application for 4 units comprising Use Class E(g)(iii), B2 and B8 uses, alongside associated access, parking, landscaping and services.
At:	Land to the South of Sunrise Way, Solstice Park, Amesbury, SP4 7QA

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):

The proposal site is located on an existing allocated principal employment site, within proximity to an established residential area in Amesbury, which also contains some residential care accommodation. Most of the residential properties are of non-standard construction.

Significant concerns have been expressed by residents regarding the adverse noise impact of the existing commercial and distribution operations on residential amenity, and consequently, residents are very concerned about the impact of further proposed commercial development, particularly given the proposed range of industrial and distribution uses, the 24 hour operation and the closer proximity to the residential area. While the site and the wider Solstice Park area is allocated in the current Wiltshire Core Strategy as a Principle Employment Area, and the proposal site has had previous outline consent for industrial uses, the Council has weighed the positive employment and economic benefits of the proposal against the significant concerns raised by residents, in relation to general noise and disturbance from the operational phase of the proposal, and the likely impacts of vibration disturbance to the adjacent properties during construction.

Having considered in detail the applicant's submitted noise and vibration assessment information, it is considered that whilst the provision of the employment use would be likely to have positive economic benefits to the wider community, the submitted information does not fully explain the likely impacts on adjacent residential amenity in terms of the cumulative noise impacts of the proposal once operational, the likely impacts of vibration on amenity and the construction (and any piling) impacts on the existing residential units (including their foundation bases).

As a result, the Council must take a precautionary approach, and it is considered that, based on the currently submitted information, the proposal is likely to have a significant detrimental impact on residential amenity, which the Council remains to be convinced could be sufficiently mitigated by the imposition of planning conditions. Consequently, it is considered that the significant negative harms likely to be caused to general residential amenity would significantly outweigh the positive employment and economic benefits of the development, contrary to the aims of Wiltshire Core Policies CP57 (in particular criterion vii), and CP35 (in particular criterion iv), and the amenity aims of NPPF 2024, particularly paragraphs 11, 124 and 196-198.

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)).