

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01945
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Salterton Down Buildings, High Post, Salisbury, SP4 6BG
DEVELOPMENT DESCRIPTION:	Full application for change of use of agricultural silage clamps to storage (use class B8)
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is located at High Post, with a private direct access from the A345. The highway runs to the east of the site, with the application site, and all bordering agricultural land under the same ownership. The site comprises a large yard, and other agricultural barns and outbuildings, and is bordered by agricultural fields to the east, south and west, however the application relates solely to the silage clamps and associated access from the highway, identified by the red line boundary on the submitted location plans. Recent applications have allowed for parts of the site, and barn buildings, to be occupied for storage uses under Class B8. The site is within the Special Landscape Area.



PROPOSAL

The proposal seeks permission for the change of use of silage clamps to (B8) storage, comprising an area of approximately 1450sqm. The silage clamps are proposed to be used for external storage, in association with the existing container storage business operating at the site. There are no changes proposed to the external layout, although the proposal will include removal of the existing concrete dividers. The walls of the silage clamps are to be retained, protecting the stored materials. The area is to be used for clients of the storage business to park within, to load and unload materials for storage.

PLANNING HISTORY

Proposal / Summary
PL/2025/04671 - Full planning permission Decision - Approve with Conditions Date: 23/7/2025 – Retrospective change of use of an agricultural building to light industrial/storage (use class E)(200sqm)

PL/2025/04880 - Full planning permission Decision - Approve with Conditions Date: 4/8/2025 – Retrospective change of use of an agricultural building to storage (Use Class B8)

PL/2025/04881 - Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use Decision - Prior Approval Granted with Conditions Date: 17/9/2025 – It is proposed for the agricultural building to change use to B8 storage under Schedule 2, Part 3, Class R of the General Permitted Development Order 2015 (as amended).

PL/2025/08677 – Full planning permission Decision – Approved Date: 13/02/2026 - Part retrospective full application for change of use of an agricultural building and yard to storage (use class B8) and creation of an associated car park and soft landscaping.

S/1998/1177 - Full planning permission Decision - Approved Date: 10/8/1998 – PROPOSED SILAGE PIT - UNCOVERED

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

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

Development Plan:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 35 Existing Employment Land
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management
- Core Policy 60 Protection of the River Avon SAC

Salisbury District Local Plan 'saved' Policies

C6 Special Landscape Area

C21 Farm Diversification

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

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 conditions. Comment stated below:

'I note the proposals seek to change the use of the land where existing silage clamps are located to a B8 storage use. I note that recent applications have been approved within the wider farmyard area for self-storage. I am satisfied that the existing access arrangements are sufficient for the proposed change of use. Therefore, I recommend that no Highway objection is raised.'

REPRESENTATIONS

One Objection received, stated below:

'Will it increase the traffic on to the A345 ?? Will the development turn the site in to an industrial estate ?'

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

It is highlighted that the retrospective nature of this application is concerning to the Local Planning Authority (LPA). Notwithstanding this, retrospective applications do require to be assessed fairly and based on the merits of the case.

The silage clamps that form the application site are set within the applicants wider holding. The application seeks full permission for the change of use of this land and the existing structures for storage (use class B8). There is agricultural use of some buildings at Salterton Down Buildings, however the site is currently undergoing some alterations, with other applications recently approved for change of use (Use Class E), and Prior Approval Class R within the wider site area.

Paragraph 84(a) of the National Planning Policy Framework (NPPF) supports “the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well designed new buildings” and Paragraph 84(b) supports the “development and diversification of agricultural and other land-based rural businesses”. The proposal allows both of the above to happen, through a change of use to allow diversification of an established agricultural business.

Core Policy 48 of the Wiltshire Core Strategy seeks to support rural life within communities outside of the limits of development in Principle Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages. CP48 supports the conversion and reuse of rural buildings, where the building is structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building, the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas, the building can be served by adequate access and infrastructure, and the site has reasonable access to local services. The building that forms this application has not been altered externally, and benefits from adequate access and infrastructure.

Policy C21, saved from the SDLP, states that proposals for diversifying employment opportunities and traditional farming activities will be permitted provided that access is suitable at all times of the year, the proposal will not prejudice the viability of nearby village shops, the proposal does not result in inappropriate levels of traffic generation, there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests. C6 of the SDLP is also relevant, as the site lies within the Special Landscape Area. Within the Special Landscape Area, proposals will be considered having particular regard to the high quality of the landscape, and where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be considered in line with the siting and scale of development to be sympathetic with the landscape, and high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The application seeks full planning permission for an existing area of hardstanding, and includes access to the highway, shared with the other storage use barns and outbuildings.

For the above reasons, it is concluded that there is no objection to the principle of the development. Consideration of all material planning issues and site-specific constraints will be discussed in the following sections of this report.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS (Ensuring High Quality Design and Place Shaping) seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. The change of use refers predominantly to the existing hardstanding area, however the Planning Statement includes that no changes are proposed to the external layout of the silage clamps, however it is proposed for the existing concrete dividers/partitions to be removed. No changes are included to the outward appearance of the silage clamps, therefore the development is not considered of detrimental impact on the

character or appearance of the area. The site is set within a significant agricultural site, with barns, agricultural buildings, and agricultural land, surrounding the area. This land occupied by the silage clamps is set to the south of the site, screened from view by the concrete walls. Retention of these will retain the agricultural appearance of the site from the south, and given the proposed storage use, is not considered of harm to the landscape setting. The land is not proposed to be enlarged or developed in any way as part of this application, and consent is granted solely for the change of use to B8 (storage). CP51 of the WCS states that development should protect, conserve, and where possible enhance landscape



character, with any negative impacts mitigated as far as possible through sensitive design and landscape measures. The silage clamps as existing, do not have a negative impact on the agricultural setting of the site, and this has not been changed, which ensures there is no impact on the Special Landscape Area, in line with C6 of the SDLP. The change of use has not altered the scale or design of the site and is therefore considered in compliance with the relevant policy. The ground surface is hardstanding as existing, which allows for the use of the land to accommodate the storage business operating on site. This is not proposed to be changed, meaning that the site will largely remain the same in appearance and visual impact within the broader setting. The change of use is therefore not considered of harm to the character or appearance of the area, and the site is in an isolated location, with distance provided to the nearest highway and public footpath due to the fields surrounding the site.

Impact on Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings

will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The site is set within an area of heritage significance, viewed in the setting of Old Sarum, a scheduled hillfort, of Grade I listed status, and close to the Netton Conservation Area. The proposal seeks to change the use of an existing area of hardstanding, occupied at present by silage clamps. The external concrete walls are to be retained, and as such the change of use is not considered of detrimental impact beyond that of the existing use and appearance. This is, therefore, considered of no measurable harm on the surrounding heritage assets or setting of the listed features and Conservation Area nearby.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The application site does not have any adjacent neighbouring dwellings, with the ownership area extending significantly in all directions around the application site. All agricultural land that borders the site is under the same ownership. The change of use is not of significant impact on the agricultural buildings on the site, which are also occupied, in part, for B8 uses associated with the storage business operating at Salterton Down Buildings. As such, it is not considered of harm to neighbour amenity. Diversification of rural businesses is supported in line with relevant policy, and the change of use is not considered of further impact on amenity than the existing use.

Highways Impacts and Parking

The existing vehicular access remains unchanged under this proposal, with access via the existing private driveway which leads from the A345 to Salterton Down Buildings. There is no requirement to amend the existing access situation. The highways consultee responded to the application with no objection, noting that recent applications have been approved within the wider farm for self-storage, and that they are satisfied that the existing access arrangements are sufficient for the proposed change of use. As such, no highways objection was raised.

One objection was received during the consultation process, raising concerns regarding increased traffic on the A345 highway, and the development turning the site into an industrial

estate. As the highways officer has stated, the existing access arrangements are sufficient for the proposal change of use, and no highways objection has been raised. The storage business is established on the Salterton Down Buildings site already, due to previous consents. The addition of the silage clamp area for B8 use is not considered to result in a significant or measurable increase in traffic entering the highway, and it has been established that the existing access is suitable for the B8 use.

Regarding the reference to an industrial estate, the consent allows for a change of use of the site identified in red on the location plan, to a B8 use. This use allows only for storage and would not therefore allow any form of industrial business to operate on the site without a further change of use application. This consent includes a condition limiting the use of the site area to B8 (storage) only.

The application has been considered in line with policy in principle, and with sufficient and acceptable access arrangements that would not warrant refusal of planning consent.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on protected species, priority habitats, ecological networks, and green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to avoid harm to ecological assets, deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021, support habitat restoration and connectivity, and integrate biodiversity into site design.

This development falls within the catchment of the River Avon SAC. As there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect for this development. It is therefore screened out of Appropriate Assessment.

Biodiversity Net Gain

Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

As the application site is an area of existing hardstanding, which is seeking consent solely for the change of use from agricultural purposes to B8, there are not considered any detrimental impacts on ecology and biodiversity. The application is therefore considered in compliance with CP50 of the WCS.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development

plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and relevant planning policy.

It is noted that there have been a series of change of use applications submitted at this site over the last 12 month period, which have sought to individually change buildings and land within the Salterton Down Buildings site for B8 storage purposes. The cumulative impact of this remains of no significant impact or effect, due to the sites proximity to the highway network, works to the access secured with the first consent, to be implemented before commencement of development/operation of the B8 use, ecological impacts and mitigation secured with each individual application where required, and the significant distance from any residential neighbours, with the ownership extending in all directions around Salterton Down Buildings. The application, or cumulative applications when considered as a whole, do not fall within the remit of EIA screening.

The proposal is compliant with relevant local and national planning policies in respect of design, scale, residential amenity, heritage, landscape, highway safety, ecology and biodiversity, subject to the recommended conditions and any necessary mitigation measures.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

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 approved is subject to the following approved plans:

Proposed Site Plan Date Received 08/04/2026

Location Plan Date Received: 23/03/2026

Application Form Date Received: 23/03/2026

Planning Statement Date Received: 23/03/2026

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site area identified in red on the approved location plan shall be

used solely for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable, but the Local Planning Authority wish to consider any future proposal for a change of use not within Class B8.