



Chartered Town Planners
Royal Town Planning Institute

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Agricultural Building at Ford, Salisbury, SP4 6DH

July 2026

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INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking planning permission for alterations to an existing agricultural barn. These works are proposed to upgrade the fabric of the building to ensure its retention and improve the accessibility to the internal areas.
- 1.2 The Statement will assess the development proposal in the context of adopted national and local planning policy, found within the National Planning Policy Framework, and Wiltshire Council's Development Plan Documents respectively.

SITE DESCRIPTION

- 2.1 The application site, which measures approximately 1,260m² is located in the settlement of Ford, which lies close to the north-eastern edge of Salisbury.
- 2.2 The site is bounded by agricultural land to the north, east, west, and by the main road running through Ford to the south.



Figure 1 – Aerial View of the Application Site

RELEVANT PLANNING HISTORY

FULL PLANNING APPLICATION - S/2002/0662

- 3.1 In 2002, an application seeking planning permission for the “conversion of existing barn into office space” was submitted to the former Salisbury District Council.
- 3.2 The application was approved by the District Council in September 2002, however, the development was never implemented.

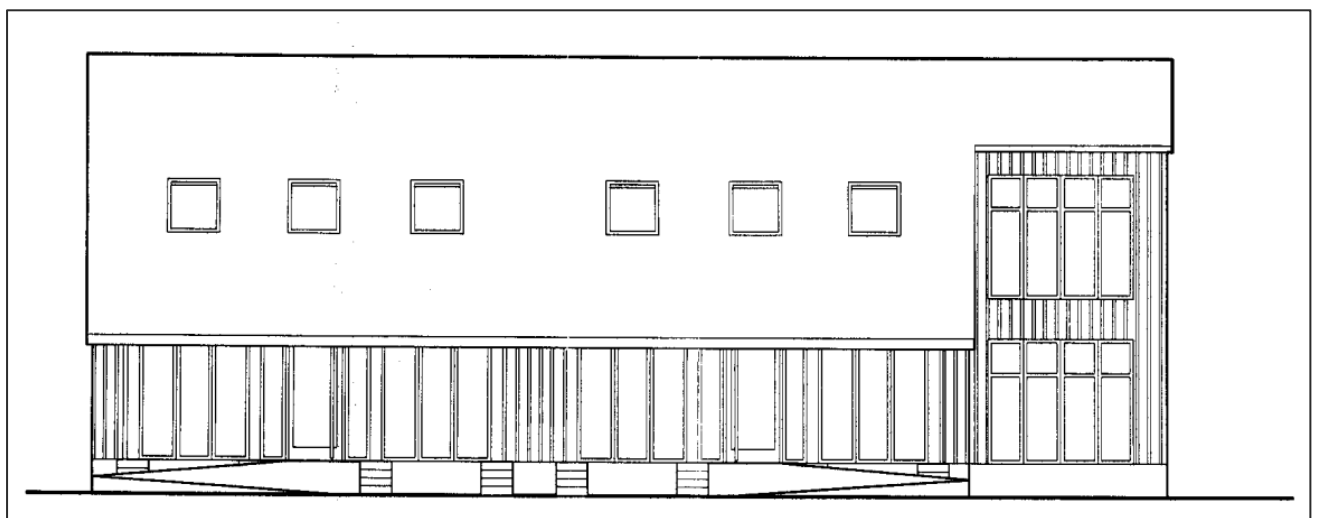


Figure 2 – Previously Approved Elevation

FULL PLANNING APPLICATION - PL/2022/03712

- 3.3 In May 2022 an application was submitted for the ‘External and internal alterations to an existing agricultural barn’. The application was approved in June 2022, but the LPA’s view is that no material operation was undertaken within the 3 year period, so the permission has now lapsed.
- 3.4 The works proposed within that application were identical to those proposed under this current proposal.

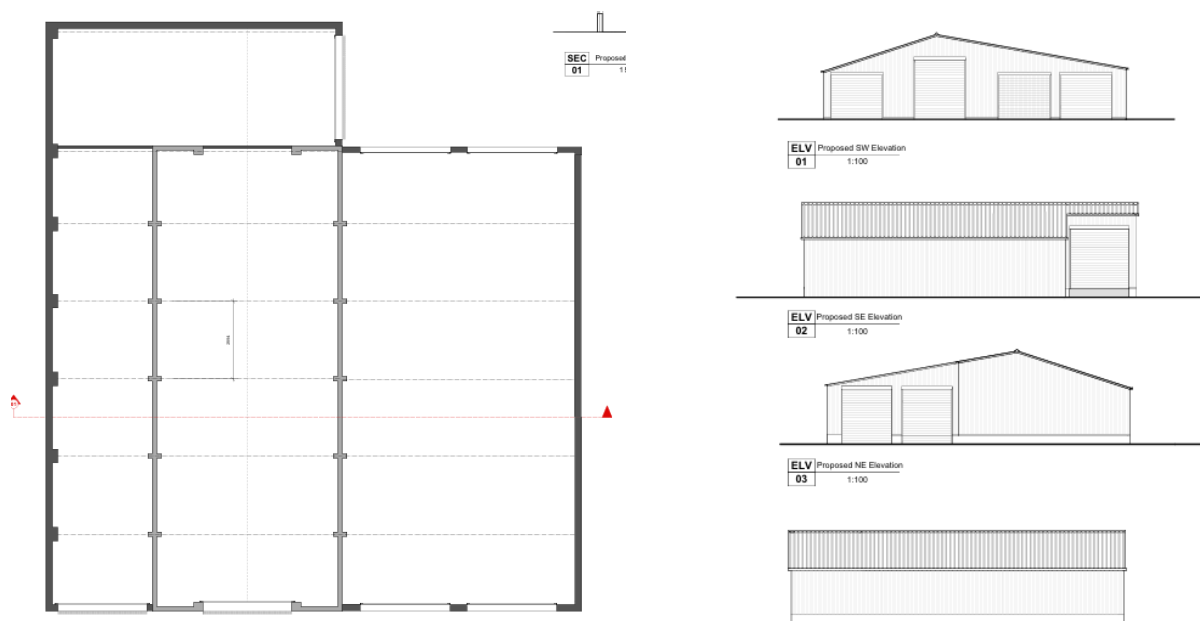


Figure 3 – Approved elevations (PL/2022/03712)

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION - PL/2025/06052

- 3.5 In July 2025 a Lawful Development Certificate Application was submitted to confirm the ‘Commencement of works and confirmation of a meaningful start in relation to planning application PL/2022/03712. Installation of drainage and soakaway system.’
- 3.6 The application was refused in September 2025. The reason for refusal was because the drainage works that were undertaken before the three-year expiry of the planning consent were not deemed to form a part of the original planning application. Therefore, as the applicant confirmed that there had been no works to barn within the three period it was decided that application PL/2022/03712 had not been lawfully implemented, as no consented works had begun within three years of the decision date.
- 3.7 Therefore, this current application is a resubmission of the original application PL/2022/03712, however using the plans submitted under application PL/2025/06052.

THE PROPOSAL

- 4.1 This application seeks full planning permission for alterations to an existing agricultural barn. These works are proposed to upgrade the fabric of the building to ensure its retention and improve the accessibility to the internal areas.
- 4.2 The proposed external alterations to the barn would see the existing collection of variously sized openings on the southwest elevation replaced by 4x large roller shutter doors, 1x roller shutter door installed in the southeast elevation, 2x roller shutter doors installed in the north east elevation and the roof pitch on the southern side of the building altered to achieve taller internal heights.
- 4.3 Vehicular and pedestrian access to the site will be retained from the main road and will not be altered as part of this proposal.

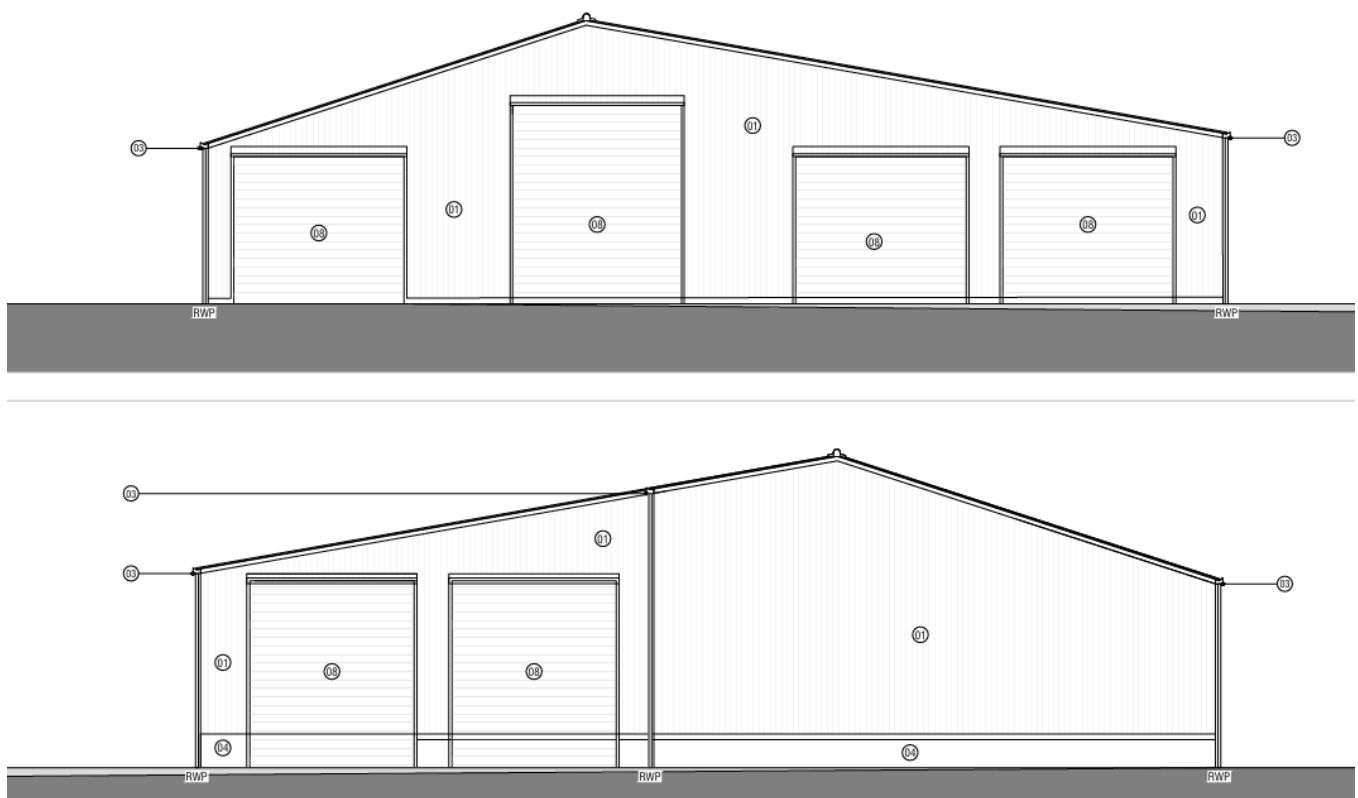


Figure 4 – Proposed Elevations

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy is the Council's primary Development Plan Document, and the starting point for determining planning decisions within the County, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.
- 5.3 The policies and guidance contained within the statutory DPD and all other relevant material considerations have been consulted to ensure that the proposal is an appropriate form of development for the application site.
- 5.4 Paragraph 11 of the NPPF details the presumption in favour of sustainable development, which is at the core of planning decisions. In situations where development proposals accord with the relevant policies of the development plan, such applications should be approved without delay, unless material considerations indicate otherwise.

PRINCIPLE OF DEVELOPMENT

- 5.5 Core Policy 34 states that;

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
- ii. **support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or**
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.

Where they

- A. meet sustainable development objectives as set out in the policies of this Core Strategy and

- b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
- c. are supported by evidence that they are required to benefit the local economic and social needs and
- d. would not undermine the delivery of strategic employment allocations and
- e. are supported by adequate infrastructure.

5.6 The barn is located within a wider agricultural holding of 1.5 hectares, the building subject to this application is currently used for both agricultural and forestry purposes, through the storage of agricultural machinery and animal feed, as well as for the storage of firewood for the applicant's firewood business.

5.7 At present the building lacks the capacity to efficiently perform both of these functions effectively. In order to be able to run efficiently the applicant has stated they would need to upgrade the fabric of the building to ensure the long-term retention and improve the accessibility to the internal areas. Raising the roof pitch on the southern elevation will allow for that section of the barn to fully house specialist firewood processing machinery, which is not currently possible, and also allow all the wood to be stored undercover before it is sold. The addition of the roller shutter doors will allow for more efficient loading of materials, currently due to the size and the condition of the openings loading/unloading can be a very time-consuming process and some of it even has to be performed by hand, which causes lengthy delays. With regards to the other sections of the barn, as it is used to store animal feed and agricultural equipment, the improvements will ensure the equipment is safe and secure and that the feed is fully protected from the elements.

5.8 Given the above it can be seen that the operational works proposed will fully accord with part ii of CP34 as the works will be supporting a sustainable farming practice.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

5.9 CP57 states:

"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."

5.10 As existing, the agricultural building is in a relatively poor state of repair and is visibly shabby in multiple places. The proposed works ensure that the building retains the appearance and character of a traditional agricultural building that would not be out of place within its context.



Figure 5 – The Existing Building Viewed from the Road

5.11 Clearly, the proposed works would result in a visual improvement given the existing building's relatively poor state of repair. However, given the extent of the proposed works, the building is unlikely to perceptibly change by any great degree.

5.12 The proposed alterations would retain the building's existing agricultural look and feel, along with the bulk of the existing external dimensions (the volume of the building would increase marginally due to the change to the roof profile) but would be a marked visual improvement for the site.

5.13 The proposed development is therefore considered to be fully accordant with the requirements of CP57 in relation to character and appearance.

HIGHWAY SAFETY

5.14 The proposed development will utilise an existing access onto the main road leading through the village, with no alterations proposed. The building will remain in an agricultural use, so the development is not expected to have any impact on the number of vehicle movements along this access.



Figure 6 – Existing access

5.15 The development will therefore have an acceptable impact in highway terms.

ECOLOGY

5.16 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Core Strategy Policy 50 'Biodiversity and Geodiversity' requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The policy also requires all proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance of sensitive wildlife species and habitats. All development should seek opportunities to enhance biodiversity.

5.17 The application is accompanied by Preliminary Roost Assessment produced by BatCraft (July 2026). The survey undertaken on-site found the agricultural building to have negligible suitability for roosting bats and found no evidence of bats. The development can therefore proceed without risk of adversely

impacting protected species and the proposal is in accordance with Core Policy 50 and Section 15 of the NPPF.

5.18 Given the operational works relate solely to works contained within the existing building on hardstanding, it is considered that the proposal would impact less than 25 sqm of on-site habitat. As such, the Biodiversity Net Gain de-minimis exemption would apply in this instance.

CONCLUSIONS

6.1 The current application seeks full planning permission for alterations to an existing agricultural barn.

6.2 The proposal ensures that:

- ✓ It accords with local and national planning policies;
- ✓ It will respect the character and appearance of the area;
- ✓ It will not result in any adverse highway impacts;

6.3 For these reasons, we commend the proposals to you and request that the application is approved without delay in accordance with Paragraph 11 of the NPPF.