

Application Number:	PL/2026/02691
Location:	Land at White Hill, known as Houndwood Farm, White Hill, Pitton Road, Salisbury, SP5 1DY
Proposal:	Temporary rural workers dwelling, associated parking & associated works - retrospective.

[SP5 1DY - Google Maps](#)

[White Hill - Google Maps](#)

Introduction and Proposal

The proposal seeks retrospective approval for a temporary workers dwelling to support the agricultural enterprise on the site, which requires 24-hour supervision.

The submission includes a Rural Worker's Dwelling Appraisal detailing the nature of the enterprise and the need for the applicants to live on the holding to provide 24-hour supervision of livestock for the enterprise which consists of sheep production and calf rearing.

Background to Proposals

The Planning Statement advises that the applicants previously ran an agricultural enterprise in Romsey, with the business and livestock being relocated to the application site in June 2025.

In order to provide 24-hour supervision, the applicants positioned a 3-bedroom mobile home on the site, without prior planning approval.

The building to accommodate livestock, together with the yard and access track were the subject of a Prior Notification Application, PL/2025/05618, which was determined not to be required.

Sustainability

The proposal is clearly located in the open countryside, remote from day-to-day services, facilities and public transport, and would not ordinarily represent a sustainable location for an unrestricted dwelling. The planning statement itself acknowledges that the site lies outside any settlement boundary and relies upon the rural worker exception policies contained within CP48, H28 and NPPF paragraph 84.

The site occupies a remote countryside location and future occupiers would be heavily reliant upon the private motor car for most journeys. In normal circumstances, the Highway Authority would have concerns regarding the sustainability of a new residential use in this location.

In this instance, the application seeks accommodation directly related to the operation of the agricultural holding and the dwelling would be occupied by a rural worker whose employment requires a presence at the site. Subject to any permission being appropriately conditioned to ensure the occupation of the dwelling remains tied to the agricultural

enterprise, the Highway Authority acknowledges that the locational requirements of the development differ from those of a conventional market dwelling.

Access and Parking

The application relates to a retrospective temporary rural worker's dwelling associated with the existing agricultural enterprise at Houndwood Farm.

The site is served via an established agricultural access onto White Hill. The proposal does not include the creation or alteration of the existing access arrangements.

The application documentation indicates that off-street parking and turning facilities are available within the site and sufficient space exists for vehicles to enter, manoeuvre and leave the site in a forward gear.

Highway Assessment

The Highway Authority notes that the proposal comprises a single temporary rural worker's dwelling associated with the operation of the established agricultural holding.

Given the scale of the proposal, the use of an existing access and the limited vehicle movements associated with occupation of the dwelling, no material highway safety impacts have been identified.

The Highway Authority has identified no evidence that the development would prejudice the safe operation of the local highway network.

The Highway Authority notes that representations have been received regarding traffic associated with the wider agricultural enterprise; however, the current application relates solely to the retention of the temporary dwelling and the assessment has therefore been limited to the impacts arising from that development.

Summary and Recommendations

The development, which is limited to just the retention of the dwelling, would utilise an existing agricultural access and is unlikely to result in any material highway safety impacts.

Whilst the site would not normally represent a sustainable location for unrestricted residential development, the proposal relates to accommodation intended to serve the established agricultural enterprise.

Should the Local Planning Authority be satisfied that the dwelling is justified to meet an essential agricultural need, the Highway Authority would expect any planning permission to be subject to an appropriate agricultural occupancy condition.

Amanda Hall
Highways Development Management Engineer