

Project Erection of a Storage Building for Rob Beale Ltd
at Copse Side Farm, Ansty, Salisbury, SP3 5PS

Date 10th August 2026

By Matt Williams DipTP MRTPI, Planning Partner

**BRIMBLE
LEA**

*Chartered
Planning and Architecture*
www.brimblelea.com

PLANNING STATEMENT

1.0 APPLICATION SITE AND PROPOSAL

Site

- 1.1 This application relates to a completely hard surfaced area of land within the storage yard at Rob Beale Ltd's premises at Copse Side Farm in Ansty. The area of the yard being developed with measures 310 square metres although the application site measures approximately 3,000 square metres (0.3 hectares) because it has to include land to the highway and therefore the extensive access track. The site is within the Cranborne Chase National Landscape and there is a public footpath (No. ANST6) to the north-west of the premises.

Proposal

- 1.2 This application seeks full planning permission for the erection of a storage building to provide dry and secure storage for temporary toilets and shower blocks which are currently stored in the open and deteriorate with exposure to the elements. The building measures 310 square metres and will have a mono-pitched roof with a ridge height of 5.2 metres to enable vehicles to load and unload the units in the building. The walls and roof of the building will be finished with Juniper Green metal cladding.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The building is being proposed in the storage yard that was granted planning permission in October 2018 (18/08103/FUL). More recently, planning permission was granted for the erection of a replacement workshop building at the premises in May 2022 (PL/2022/01905).

3.0 POLICY CONTEXT

Development Plan

3.1 The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020 form the development plan for this proposal. The following development plan policies are relevant to this application:

- Core Policy 1 (Settlement Strategy)
- Core Policy 2 (Delivery Strategy)
- Core Policy 27 (Spatial Strategy Tisbury Community Area)
- Core Policy 34 (Additional Employment Land)
- Core Policy 48 (Supporting Rural Life)
- Core Policy 50 (Biodiversity and Geo-Diversity)
- Core Policy 51 (Landscape)
- Core Policy 57 (Ensuring High Quality Design and Place Shaping)
- Core Policy 62 (Development Impacts on the Transport Network)
- Core Policy 67 (Flood Risk)
- Core Policy 69 (Protection of the River Avon SAC)

Other Material Planning Considerations

- National Planning Policy Framework (December 2024):
 - Chapter 2 (Achieving Sustainable Development)
 - Chapter 4 (Decision-Making)
 - Chapter 6 (Building a Strong, Competitive Economy)
 - Chapter 9 (Promoting Sustainable Transport)
 - Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)
 - Chapter 15 (Conserving and Enhancing the Natural Environment)
 - Chapter 16 (Conserving and Enhancing the Historic Environment)
- Planning Practice Guidance
- Cranborne Chase National Landscape Management Plan 2019 – 2024
- DEFRA Guidance for relevant authorities on seeking to further the purposes of protected landscapes (December 2024)

4.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

- 4.1 The application site forms part of Rob Beale Ltd's storage yard that was granted planning permission in August 2018. The proposed storage building will be used by Rob Beale Ltd and is therefore ancillary to the existing lawful storage use of the land. The Council's acceptance of the storage use confirms that the principle of an ancillary building to support an established local business accords with Core Policies 1, 2 and 34.
- 4.2 The principle of a building to meet the needs of Rob Beale Ltd is also supported by paragraph 85 in Chapter 6 of the National Planning Policy Framework (the Framework). The Applicants will accept a condition that limits the use for purposes ancillary to the approved storage use of the site.

Character of the Area and the National Landscape

- 4.3 The proposed storage building will be positioned in the corner of the yard, alongside the boundary hedge but set 1 metre away to enable the maintenance of the building and hedge. The walls and roof of the building will be finished with green metal cladding to assimilate with its rural surroundings and to match the new workshop building at the premises that was granted planning permission in May 2022. The building height is the minimum necessary to enable vehicles to load and unload portable toilets and shower blocks in the building and the mono-pitched roof reduces the presence of the building.
- 4.4 The proposed storage building will therefore be in-keeping with the character of the area and have a neutral impact on the Cranborne Chase National Landscape in accordance with Core Strategy Policies 51 and 57 and Chapters 12 and 15 of the Framework.
- 4.5 The location, scale and design of the building will harmonise with the existing buildings and the distinctly rural character of the area to further the statutory purposes of the National Landscape by minimising the impact and avoiding harm to fulfil the duty under Section 245 of the LURA 2023, in accordance with DEFRA's Guidance.

Residential Amenity

- 4.6 The planning permission granted for the storage use of the land by Rob Beale Ltd in 2018 confirmed that the living conditions enjoyed by local residents in the area would not be affected and it therefore follows that a storage building for purposes ancillary to this storage land use will also not affect local residents. As such, the proposal complies with Core Strategy Policy 57 and Chapter 12 of the Framework in respect of residential amenity.

Highway Safety

- 4.7 The proposed storage building is merely required to provide dry, secure space for part of the existing storage area and will therefore not increase traffic or affect the safety of highway users in accordance with Core Strategy Policy 62 and Chapter 9 of the Framework.

Ecology and Biodiversity

- 4.8 The application site is completed hard surfaced and does not contain any habitats. The proposal will therefore not affect any protected or priority species and is exempt from Biodiversity Net Gain (BNG). The site is within the hydrological catchment of the River Avon Special Area of Conservation although the proposed building is for purposes ancillary to the existing lawful storage use of the land and will not generate any wastewater. As such, the proposed development will have a neutral impact on ecology and biodiversity in accordance with Core Strategy Policies 50 and 69, and Chapter 15 of the Framework.

Flood Risk

- 4.9 The application site is not within an area at risk of flooding from any sources on the Environment Agency's Flood Map and the Council's Strategic Flood Risk Assessment mapping. Surface water run-off from the roof of the building will be collected in water butts for re-use and residual run-off will soakaway, as with the rest of the yard. The proposed development will therefore not be at risk of flooding and will not increase the risk of flooding elsewhere in accordance with Core Strategy Policy 67 and Chapter 14 of the Framework.

5.0 PLANNING BALANCE AND CONCLUSION

- 5.1 This Statement demonstrates that the proposal complies with relevant policies in the development plan and the Council is therefore respectfully requested to grant permission in accordance with the statutory planning balance set out in paragraph 11 (c) of the Framework.