

Downton Business Centre, Unit 36 Batten Road, Downton

Erect an extension to form additional workshop space

PLANNING STATEMENT

February 2026

Version: 1

Version control	Name	Date
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1. Introduction

- 1.1 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of Mikina Engineering Ltd (the applicant) and is submitted in support of a planning application to *'erect an extension to form additional workshop space'* at Downton Business Centre, Unit 36 Batten Road, Downton SP5 3HU (the site).
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.
- 1.3 The application comprises:
- Completed application forms.
 - Completed ownership certificates.
 - Plans and drawings, including:
 - Existing Block and Location Plans ref. RDP_028_Block.01 at scale as shown at A3.
 - Proposed Block Plan ref. RDP_028_Block.02 at scale 1:200 at A3.
 - Existing Elevations ref. RDP_028_Elevs.01 at scale 1:100 at A2.
 - Proposed Elevations ref. RDP_028_Elevs.02 at scale 1:100 at A2.
 - Existing Floor Plans ref. RDP_028_Plans.01 at scale 1:100 at A2.
 - Proposed Floor Plans ref. RDP_028_Plans.02 at scale 1:100 at A2.
- 1.4 The application is accompanied by:
- Completed CIL Form 1.
 - This Planning Statement.

2. The application site and surrounds

- 2.1 The application site measures circa 0.03ha and is located within the jurisdiction of Wiltshire and falls within the Downton Civil Parish. The settlement of Downton is identified as being a Local Service Centre and the site falls within the settlement boundary of Downton. The site is identified as being in a Principal Employment Area within the Wiltshire Core Strategy.

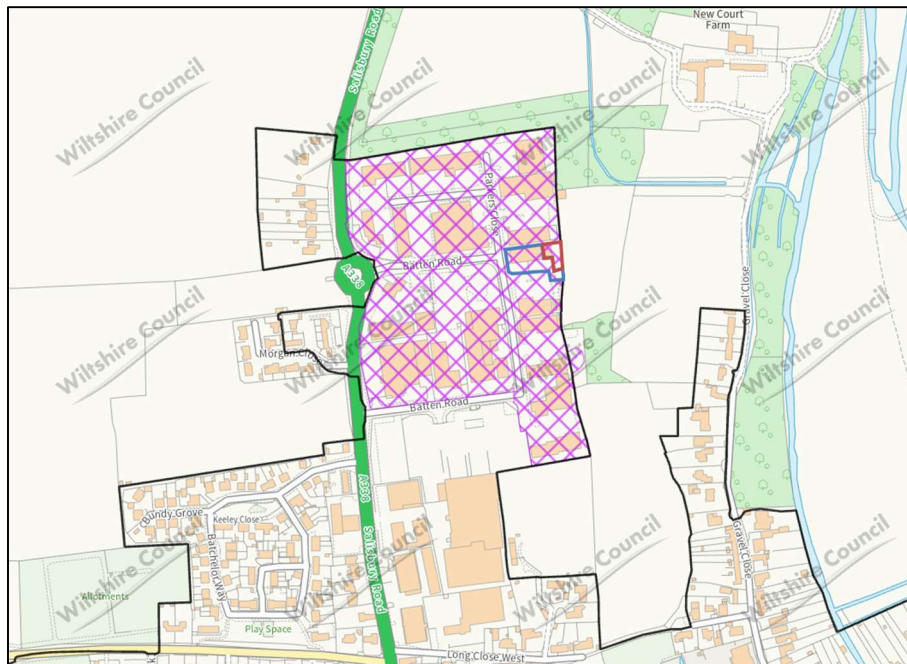


Figure 1: Red line and blue line identifying the site, Pink hatch: Downton Principal Employment Area, Black line: Downton Settlement Boundary, courtesy of Wiltshire Local Plan Review ArcGIS Map

2.2 The Principal Employment Area within the Local Service Centre of Downton is characterised by industrial-style buildings comprising large, predominantly two-storey, rectangular forms with pitched roofs. Ground floors are typically constructed of red or mixed blond brick, while upper storeys are generally finished in metal cladding—most commonly green vertical sheeting, though some variation exists. A small number of buildings deviate from this pattern, featuring full-height brick façades or, conversely, full-height metal cladding.



Figure 2: Collage showing form and materiality common across Downton Business Park Principal Employment Area, courtesy of Google Street View

2.3 Parking is generally accommodated to the front of the units, creating a consistent frontage treatment along internal estate roads. Units located on the fringes of the site typically provide smaller forecourt parking areas, while those situated more centrally benefit from larger shared parking courts. Informal or overspill parking is also observed along sections of the

internal road network. Public transport connections are available in close proximity to the employment area, with a pair of well serviced bus stops positioned at the roundabout near the main entrance, providing accessible links to the wider area.

- 2.4 Access onto the site is through the Downton Business Centre industrial estate and off the portion of Batten Road running roughly north-south and is on the east side of the estate near the junction of Batten Road with Parkers Close. Along the eastern boundary, the site adjoins an area of grassland, demarcated by a simple post-and-wire fence. Beyond this, a mature and tall hedgerow encloses the far side of the field, effectively screening views from the wider area. As a result, the eastern elevation of the building is only perceptible from within the adjacent field itself, with visibility substantially restricted beyond this due to the intervening vegetation.

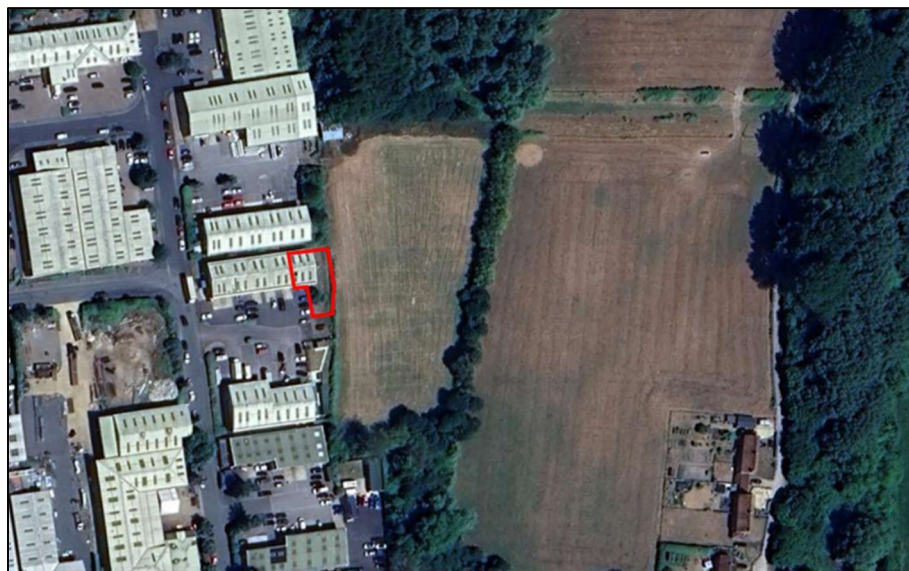


Figure 3: Boundary treatments around the site and vegetation at far side of neighbouring field, courtesy of Google Maps

- 2.5 There are no public rights of way that pass over or immediately adjacent to the site, although a public footpath runs along Gravel Close c. 185m to the east (ref. DOWN16, shown in Figure 4 below). As noted above, views towards the site from this direction are heavily constrained by the dense vegetation on the far side of the intervening field. The footpath lies further east still, meaning that the mature hedgerow effectively prevents visibility of the site from the public realm.

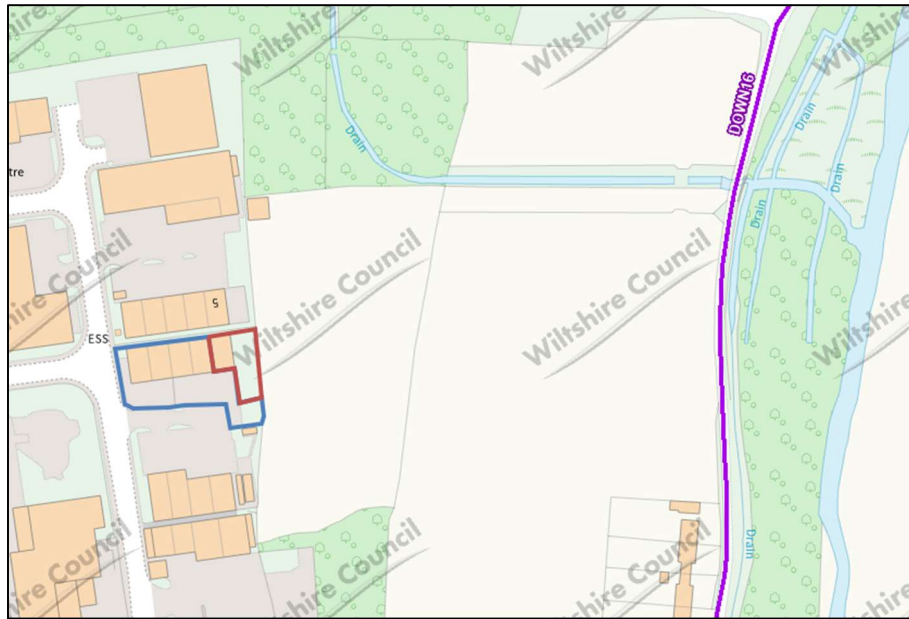


Figure 4: Public Rights of Way, courtesy of Wiltshire Local Plan Review ArcGIS Map

- 2.6 Downton, and therefore the site, falls outside of the Cranborne Chase and West Wiltshire Downs National Landscape though does fall within the 13.8km New Forest Recreation Area and the River Avon Nutrient Neutrality Catchment Area.

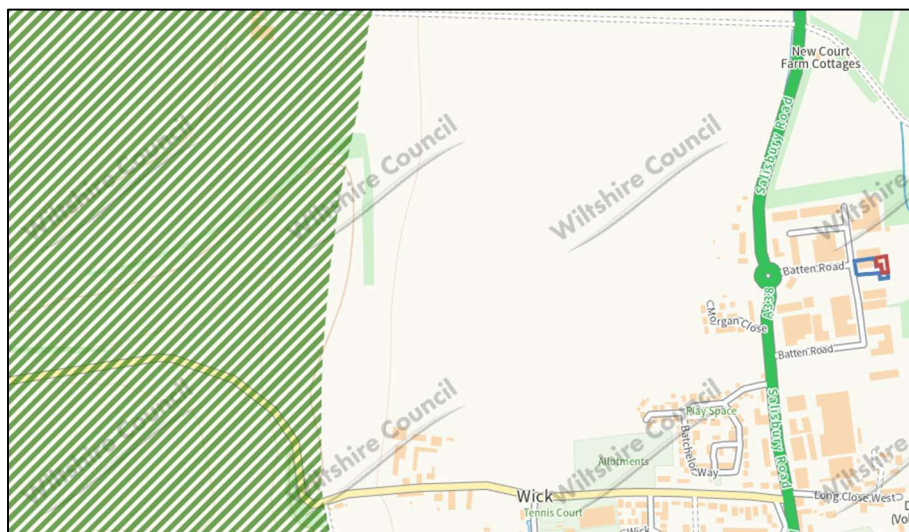


Figure 5: Site in relation to Cranborne Chase and West Wiltshire National Landscape Area, courtesy of Wiltshire Local Plan Review ArcGIS Map

- 2.7 The site is at low risk of flooding from fluvial and tidal means being within Flood Zone 1 (data for climate change is unavailable for this area on the EA's Flood map for planning 2070-2125) and is generally at low risk of flooding from surface water as the annual likelihood of flooding from surface water does not cross the area proposed for development within the red line. There is some risk of surface water flooding to the front (south) of the site and marginally crossing the red line in the 1-in-1000-year annual likelihood which also covers some of the units/structures within the blue line.



Figure 6: Top Left: Flood Zone 1, Top Right: 1-in-100 years annual likelihood of Surface Water Flooding, Bottom: 1-in-1000-year annual likelihood of Surface Water Flooding, courtesy of the Environment Agency's flood map for planning

- 2.8 There are several heritage assets to the northeast of the site. These are confined to listed buildings within 300m of the site though further afield lies the Downton Conservation area to the south.

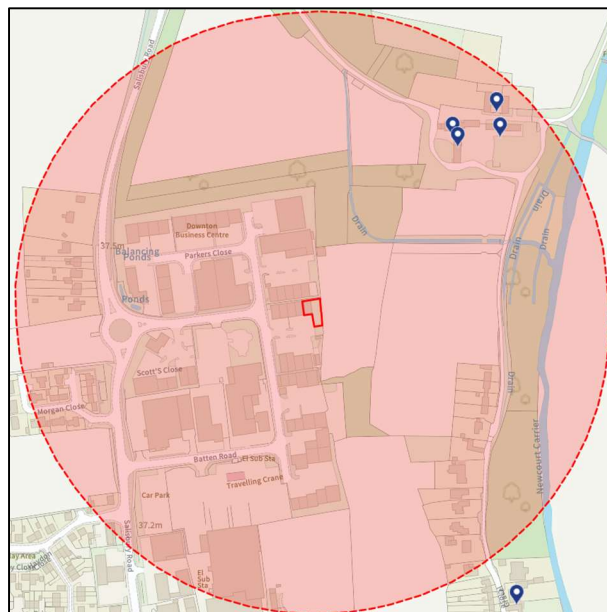


Figure 7: Listed Buildings within 300m of the site, courtesy of Historic England

- 2.9 There is no intervisibility between the site and the heritage assets owing to surrounding built form and dense vegetation. Nor is there seemingly any cultural or historic association.

3. Relevant planning history

- 3.1 The established lawful use of the premises is B2 use. It should be noted that no conditions applied to any of the granted consents listed below are restrictive of the proposal.
- 3.2 Planning Application ref. S/2004/1593 for the '*Side extension to factory unit and alterations to parking arrangement*' at Unit 36, Batten Road, Downton Industrial Estate, Downton, Salisbury, SP5 3HU was refused on 24th August 2004.
- 3.3 Planning Application ref. S/2003/0324 for the '*Construction of industrial units and access roadway relief of condition 7 to planning permission S/02/1416*' at Downton Business Centre, Downton, Salisbury, SP5 3HU was refused on 17th April 2003.
- 3.4 Planning Application ref. S/2001/1777 for '*Pallisade fence*' at Unit 36/37/38 Downton Business Centre, Batten Road, Downton, Salisbury, SP5 3HU was refused on 4th February 2002.
- 3.5 Planning permission ref. S/1997/0322 for the '*Erection of industrial unit for B2 use*' at Land off Batten Road, Downton Business Park, Salisbury Road, Salisbury was granted on 10th April 1997.
- 3.6 Planning Permission ref. S/1997/0247 (reserved matters) for '*Erection of B1/B8 industrial units*' at Land Off Batten Road, Downton Business Park, Downton, Salisb, Wiltshire was granted on 1st April 1997.
- 3.7 Planning Permission ref. S/1996/1558 (reserved matters) for the '*Erection of B1/B8 industrial units*' at Land Off Batten Road, Downton Business Centre, Downton, Wilt was granted on 10th January 1997.
- 3.8 Planning Permission ref. S/1995/1805 (outline application) for the '*Outline Application – Industrial use classes B1 and B8*' at Land off Batten Road, Downton Business Centre, Downton, Wiltshire was granted on 6th January 1997.
- 3.9 Planning application ref. S/2004/1593, as referenced in paragraph 3.2 above, relates to a proposal of a similar nature to that now under consideration. It should be noted, however, that the scheme refused under that application was substantially larger in scale, comprising a two-storey extension with a GEA of 90.88sqm, c. 20sqm more than the single-storey extension currently proposed. The present scheme therefore represents a significant reduction in both scale and built form compared with the previously refused development. It has been specifically designed to lessen potential impacts through the reduced height and massing of the extension and by incorporating additional planting to the east, which will assist in screening the extension from its already limited viewpoints.

4. The proposed development

- 4.1 The application seeks full permission to ‘*erect an extension to form additional workshop space*’. The scheme has evolved through an iterative process that has taken into account the site’s planning history; its opportunities and constraints; feedback from technical work and relevant planning policies. The design philosophy works in harmony with the character of the locality, as well as the need set out in the NPPF to make the optimal use of land. The scheme has been carefully conceived to accommodate future adaptability and resilience as well as the desire to maintain a good relationship with neighbouring properties.
- 4.2 It is proposed that a single storey extension to form additional workshop space be built out on the east façade of Unit 36. A new vehicular access to the extension is proposed to meet the south façade from the existing car park. Additional planting is proposed along the eastern boundary where currently a post and wire fence forms the boundary, to facilitate screening the proposed extension from any limited views. It is proposed that the workshop be connected by opening an existing window to form an internal door.



Figure 8: Proposed Block Plan, courtesy of RDP Planning Services

5. Planning policy context

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the

right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole'.*

5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

5.4 Paragraph 39 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

5.5 Paragraph 85 is clear that decisions *'should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'*

5.6 Paragraph 89 continues, outlining that planning decisions should *'recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make*

a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).'

- 5.7 Paragraph 110 supports sustainable transport, stating that '*significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes*'.
- 5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Development should take place at appropriate densities, making '*as much use as possible of... brownfield land*' (paragraph 124).

Development Plan

- 5.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:
- Wiltshire Core Strategy (January 2015);
 - Saved Policies Salisbury District Local Plan (2011); and
 - Downton Parish Neighbourhood Plan (Made January 2017).
- 5.10 The plan's strategic objectives include:
- Delivering a thriving economy;
 - To address climate change;
 - To provide everyone with access to a decent, affordable home;
 - Helping to build resilient communities; and
 - Protecting and enhancing the natural, historic and built environment to ensure that essential infrastructure is in place to support our communities.
- 5.11 **Core Policy 1** (Settlement Strategy) defines Downton as being a Local Service Centre and so is '*defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing*'. The proposed extension to form a new workshop space is in line with the existing use on the site, the area's identification as a Principal Employment Area (Core Policy 23) and the acceptability of the modest levels of development in Local Service Centres, as detailed within this policy.
- 5.12 **Core Policy 2** (Delivery Strategy) echoes the NPPF's presumption in favour. It confirms how the Council will take a positive approach to development proposals by working proactively to find solutions to approve proposals wherever possible and secure development that improves the economic, social and environmental conditions in the area. The Policy states that, within the defined limits of development (assumed to be the settlement boundaries), '*there is a presumption in favour of sustainable development at the Principal Settlements, Market*

Towns, Local Service Centres and Large Villages' As the site falls within the settlement boundary of Downton, defined within Core Policy 1 as being a Local Service Centre, this presumption in favour would apply.

5.13 **Core Policy 23** (Spatial Strategy: Southern Wiltshire Community Area) states that *'Principal Employment Areas will be supported in accordance with Core Policy 35: Downton Business Centre'* and goes on to say that *'development proposals in the Southern Wiltshire Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.126 will be addressed'*. Paragraph 5.126 states *'specific issues to be addressed in planning for the Southern Wiltshire Community Area include:*

- *Strategic growth is not appropriate for the Southern Wiltshire Community Area, this is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency*
- ...
- *Some managed growth is necessary to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained. Limited development will also help to address the shortfall in affordable housing in the area.*
- ...
- *The New Forest National Park is an important resource and so protecting the natural environment is a priority. The Core Strategy sets a policy framework to prevent detrimental impacts on the national park from neighbouring development. Development that would increase recreational pressures must not adversely affect Natura 2000 designations of the New Forest and must contribute to the implementation of the Recreation Management Strategy. Development within the national park boundary will be considered by the New Forest National Park Authority*
- ...
- *Development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of this Special Area of Conservation*
- *Development within the Community Area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty [National Landscape] and its setting, and where possible enhance its locally distinctive characteristics.'*

5.14 The proposed extension is therefore in line with this policy in that it would be a necessary expansion to the existing building and business to ensure their continuing

5.15 **Core Policy 35** (Existing Employment Sites) states that *'Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported'*. Within Core Policy 23, the Downton

Business Park is identified as one such Principal Employment Area. As stated above in the section on planning history, the established use class is B2 therefore the proposed extension would be compliant with this policy.

- 5.16 **Core Policy 41** (Sustainable construction and low-carbon energy) states that *‘new development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand.’* Where possible, the proposed development will reuse materials and / or utilise locally sourced materials.

Saved Policies Salisbury District Local Plan (2011)

- 5.17 Only one of the Saved Policies within the Salisbury District Local Plan is relevant to this application.
- 5.18 Policy C6 (Special Landscape Area) states that *‘proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;*
- *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.’*

- 5.19 As mentioned, the proposed strives to be in-keeping with the surrounding buildings in the area, particularly in form and materiality (see paras 5.26-5.28 above).

Downton Parish Neighbourhood Plan 2016-2026 (made January 2017)

- 5.20 Only one Policy within the Downton Neighbourhood Plan was relevant to this application. This is given below.
- 5.21 **Policy LE1** relating to the Local Economy of Downton states *‘Insofar as planning permission is required proposals for new commercial units and for the refurbishment of existing units on the Downton Business Park will be supported provided that they are in scale and in character with the immediate locality and would have no unacceptable impacts on the free and safe flow of traffic on the highway network in general and on the A338 in particular’.* As mentioned in paras 5.26-5.28 above, the proposed extension is in-keeping with the built form of the surrounding area, particularly in terms of form and materiality. The proposed extension is located away from the main flow of traffic being proposed on a currently unused stretch of land to the east of Unit 36 and therefore would not affect the free flow of traffic in general or on the A338 in particular.

6. Design

- 6.1 The use of the proposed development falls under use class B2. This is entirely compatible with neighbouring uses and the character of the locality. In line paragraph 129 of the NPPF, it

constitutes an effective use of land, taking place at an appropriate density and making 'efficient use of land'.

- 6.2 The proposed single-storey extension will have a footprint of approximately 70sqm GEA, measuring 7m by 10m, and will reach a maximum height of under 3.5m where the mono-pitch roof meets the existing east elevation.



Figure 9: Existing Floor Plans, courtesy of RDP Planning Services

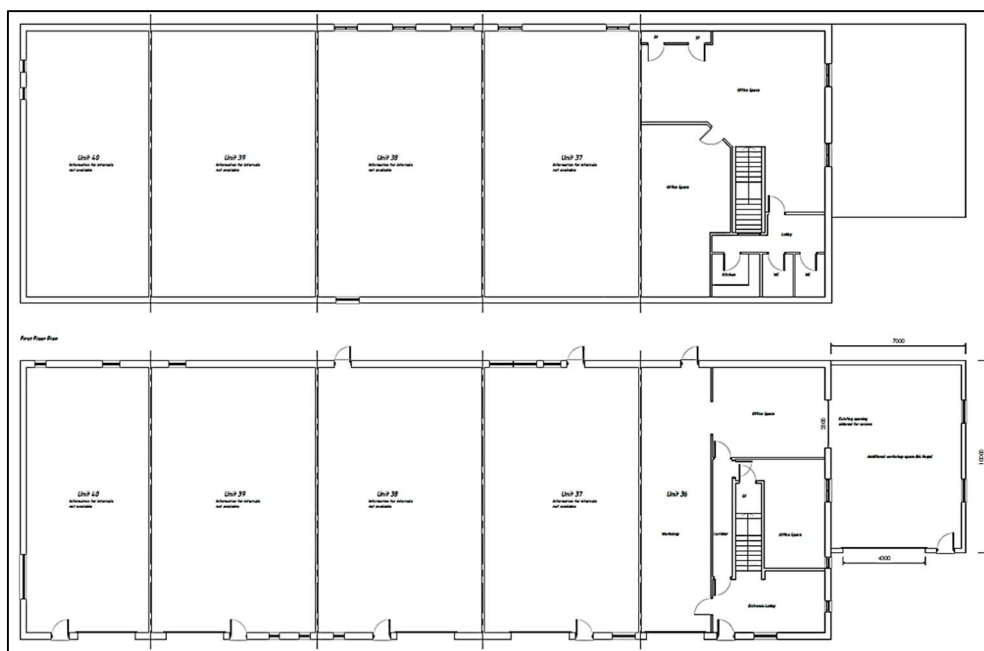


Figure 10: Proposed Floor Plans, courtesy of RDP Planning Services

- 6.3 On the east façade, new windows matching the design and position of those on the existing elevation (which will become internal following the development) are proposed. The south façade will include a pedestrian access door alongside a 4.3m-wide roller shutter door. No fenestration is proposed for the north façade. Internal access to the extension will be provided by exchanging one of the existing east-facing windows into an internal doorway.
- 6.4 The elevations are proposed to be finished in vertical metal cladding and with a fibre-cement roof both to match the existing building.



Figure 11: Existing Elevations, courtesy of RDP Planning Services



Figure 12: Proposed Elevations, courtesy of RDP Planning Services

- 6.5 A new vehicular access from the roller shutter door on the south façade is proposed, linking the extension directly with the existing car parking area at the front of the site.

- 6.6 The eastern boundary currently consists of a post-and-wire fence, so, to help mitigate views from the east, new boundary planting is proposed to provide enhanced screening of the extension.

7. Flood risk

- 7.1 The site lies within flood zone 1. The Environment Agency live flood data available on the government's flood map for planning shows the site is at low risk of flooding from surface water – see Figure 6 in Section 2.
- 7.2 Flooding is therefore not a constraint on this site.

8. Planning obligations

- 8.1 The application will not attract the Community Infrastructure Levy (CIL).

9. Conclusion

- 9.1 This statement has been prepared on behalf of Mikina Engineering Ltd.
- 9.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Downton:
- The proposed dwelling would make more efficient use of urban land;
 - The design and finish are appropriate to the locality; and
 - The design has been carefully conceived to avoid harm to neighbour amenity and ensure that a comfortable relationship subsists.
- 9.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. The proposal would actively contribute towards the realisation of the following spatial objectives:
- Delivering a thriving economy; and
 - To address climate change.
- 9.4 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.