



Planning Inspectorate

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Wiltshire Council

Your Ref: PL/2025/09926

Our Ref: 6010762

Sent by email:
planningappeals@wiltshire.gov.uk

Date: 17 August 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

Appeal by: Andrew Long

Site Address: Clover Farm, Brickworth Road, Salisbury, SP52QG

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, Demolition of rear building and construction of a new warehouse extension with increasing daily operating hours to permit 24-hour operation (subject to mitigation included within NIA falls within the description at 13b of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The proposed development is in the Council's 13.8km zone of influence for potential increased recreational pressure to the New Forest Special Protection Area, Special Area of Conservation and Ramsar sites. It is also located in the River Test catchment, which is vulnerable to impacts from discharge of nitrates in wastewater.

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to

the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Laura Feekins-Bate

Laura Feekins-Bate
Senior Environmental Advisor
(Signed with the authority of the Secretary of State)

cc: Ian Knight, Knight Consulting (appellant's agent)

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