

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/05762
Decision Date: 21/08/2026

Applicant:	Mr Lloyd Armishaw Armishaws Removals Netherhampton Road Netherhampton, Wiltshire SP2 8RA
Particulars of Development:	Mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements.
At:	Armishaw Removals, Netherhampton Road, Netherhampton, Salisbury, SP2 8RA

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed development, by reason of the scale and mix of uses served by the shared access, the volume and nature of existing and anticipated vehicle movements, and the absence of a sufficiently robust assessment of the cumulative operation of that access, has not been demonstrated to provide safe and suitable access for all users. In particular, insufficient evidence has been provided to demonstrate that the arrangements adequately address the potential conflict

involving vehicles waiting to turn right from Netherhampton Road, or the safety and convenience of pedestrians, cyclists and other vulnerable users crossing the approximately 18-metre-wide entrance. The proposal has therefore not demonstrated that it would avoid an unacceptable impact on highway safety, contrary to Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and policies TR4 and TR6 of the National Planning Policy Framework 2026.

Refusal Reason

- 2** The proposed B8 industrial units, by reason of their height and positioning close to the boundary with neighbouring properties at Riddell Close to the east would be an overbearing and unneighbourly form of development having an adverse impact on those residential properties to the detriment of occupants as such the proposal would be contrary to policy CP57 of the Wiltshire core strategy, and policy P3 (2a and b) of the National Planning Policy Framework 2026

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).