



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Prior approval Part 3 Class R: Agricultural buildings to a flexible
commercial use - Prior Approval Refused**

Application Reference Number: PL/2026/04051

Decision Date: 27/08/2026

Applicant:	Mr J Bailey C/o Woolley & Wallis LLP, 51-61 Castle Street, Salisbury, SP1 3SU
Particulars of Development:	Prior approval Part 3 Class R for the change of use of an agricultural building to a flexible commercial use within Class E(c)(i), E(c)(ii) and E(c)(iii) - Financial Services, Professional Services and Other Appropriate Services.
At:	Ford Farm, Old Malthouse Lane, Ford, SP4 6DR

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **REFUSED** for the following reason(s):

Refusal Reason

- 1 Prior approval is refused under Schedule 2, Part 3, Class R and Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Insufficient information has been submitted to demonstrate the transport and highway impacts arising from the proposed change of use of the agricultural building to a flexible Class E(c) use. In particular, the application fails to adequately assess likely traffic generation, servicing requirements, parking and manoeuvring arrangements, the suitability of the internal access route, and the impact on the surrounding highway network. As a consequence, the Local Planning Authority cannot be satisfied that the proposed development would not result in unacceptable transport and highway impacts and is therefore contrary to Core Policies 61, 62 and 57 xiv of the Wiltshire Core Strategy and policies TR3 and TR6 of the NPPF.

Informative

- 1 For the avoidance of doubt the documents and plans considered in reaching the above decision

Application form received 26/06/2026

Location Plan received 26/06/2026

Block Plan received 26/06/2026

Covering Letter received 26/06/2026

Email from agent in response to the Highway Authority comments received 05/08/2026

Nic Thomas - Director of Planning, Economy and Climate

