

ATLAS

PLANNING GROUP

PLANNING STATEMENT
CHEMRING COUNTERMEASURES LTD,
HIGH POST, NETTON
DECEMBER 2025

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INTRODUCTION

- 1.1 This Planning Statement has been prepared by Atlas Planning Group in support of a full planning application for the erection of a new warehouse at Chemring Countermeasures UK Ltd.
- 1.2 Chemring Countermeasures Ltd (CCM) is an innovative defence manufacturing facility located at High Post, operating at the leading edge of the expendable countermeasures business. It designs and manufactures countermeasures including both Radio Frequency (RF) and Infrared (IR) expendable decoys and is classed as UK Critical National Infrastructure (CNI) being a sole source sovereign capability and provider of decoys to the UK MoD, as well as most NATO allies.
- 1.3 Planning permission is sought for a new warehouse to allow CCM to modernise their facilities for manufacturing safety, resilience, and output. At present, warehousing for materials for manufacturing is dispersed across the whole site in multiple buildings of various sizes and conditions. Therefore, the proposal seeks to consolidate all material storage from the various locations, which in turn will increase efficiency and allow CCM to meet current demand, particularly given the existing global instability within the UK and NATO sphere of operations.
- 1.4 This Statement will assess the proposed warehouse in the context of adopted national and local planning policy, found within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy and any relevant saved policies of the former Salisbury District Local Plan.

SITE DESCRIPTION

- 2.1 The application site is positioned at High Post, north of Salisbury. The site forms part of CCM, which covers approximately 40 hectares, employing around 400 people.
- 2.2 The application site itself measures approximately 0.54ha and is positioned at the eastern end of the defence manufacturing facility. The area where the warehouse is proposed was formerly occupied by a building (now demolished) and the surrounding area has previously been used for external storage.
- 2.3 The site is bound by a line of mature trees to the north, semi-improved grassland to the east and other buildings forming part of CCM to the west and south.
- 2.4 The site is located in Flood Zone 1, where there is the lowest risk of flooding. The River Avon SAC is positioned 1km to the site and the site is in a groundwater source protection area and above a major aquifer.



FIGURE 1: SITE LOCATION PLAN



PLANNING HISTORY

- 2.5 There have been various planning applications determined within the CCM site, the latest of which was approved in 2023 under PL/2023/10638. However, the developments approved are not considered particularly relevant to this planning application.

PROPOSED DEVELOPMENT

- 3.1 This planning application seeks approval for a full planning application for the erection of a 900 sqm (Gross External Area (GEA))/ 852 sqm (Gross Internal Area (GIA)) warehouse with associated delivery yard/turning area and improved internal access road following demolition of an existing building.

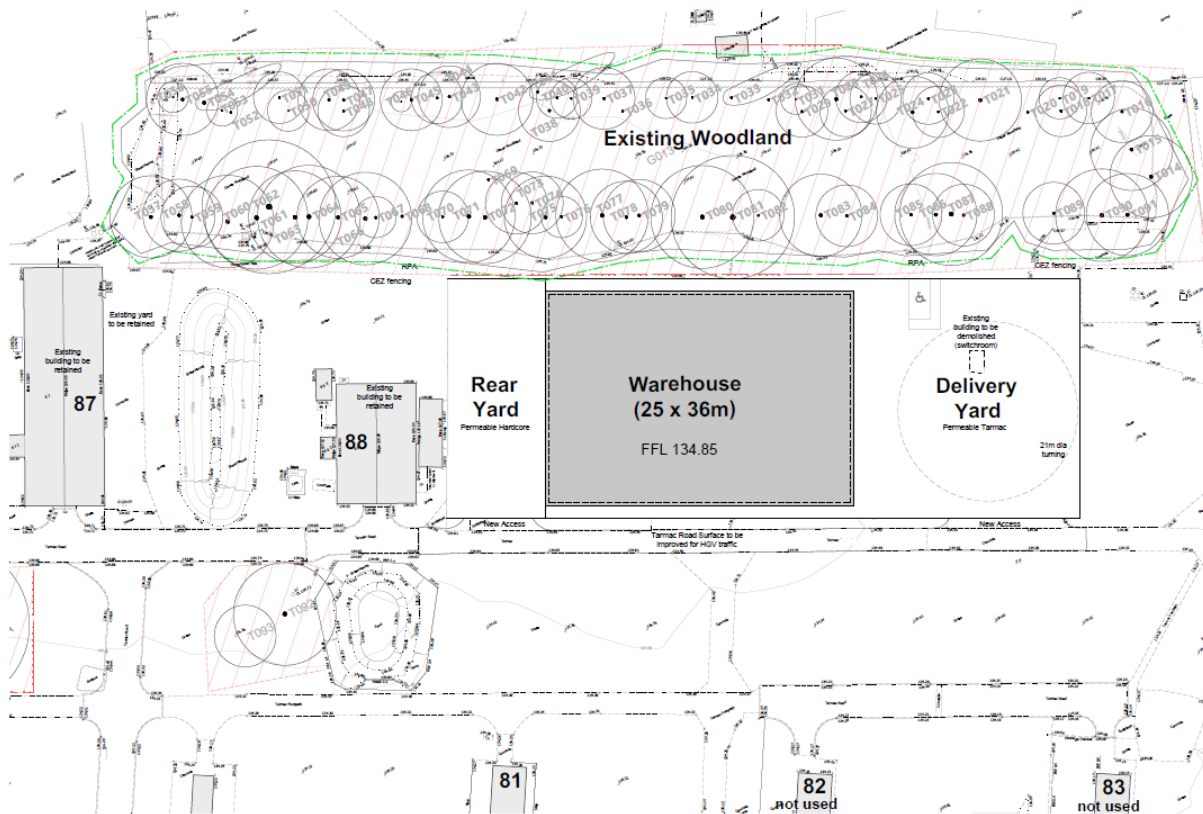


FIGURE 2: PROPOSED DEVELOPMENT

- 3.2 As outlined above, the aim of the proposed development is to consolidate material storage from various locations into one combined site. This in turn allows a more effective operation of the business, modernising the High Post site, to improve manufacturing safety, resilience and output. The location of the warehouse is a sensible solution, given that it is previously developed land. The area has most recently been used for external storage and conforms to licencing requirements and separation distances for the storage of HT 2/3 (Hazard type) materials and finished goods.
- 3.3 Given that the proposed warehouse is purely to increase the effectiveness and efficiency of the existing operations at CCM, there will not be a requirement for any additional parking, other than one accessible parking space required by Building Regulations, as staff/employee numbers will

remain unaffected by the development. By consequence, the existing access arrangements will not be affected and so, the proposal will continue utilise the existing access off the C292 road.

PLANNING POLICY

- 4.1 The principal consideration for the assessment of a planning application is compliance with national and local policies set out in the National Planning Policy Framework (NPPF), as amended in 2024, and the adopted Development Plan Documents respectively. This section of the Statement reviews the key considerations for the assessment of the planning application in the context of planning policies and other material considerations.
- 4.2 The current Development Plan covering the area consists of the Wiltshire Core Strategy, adopted January 2015, the saved policies of the Salisbury District Local Plan 2011, adopted June 2003, the Wiltshire Housing Site Allocations Plan, adopted February 2020, and The Minerals Core Strategy and The Waste Core Strategy, both adopted in June 2009.
- 4.3 Wiltshire Council are in the process of creating a new Local Plan, which has been submitted to the Secretary of State for Examination which is ongoing. Due to its stage of preparation some weight can be attributed to the emerging document at this time.
- 4.4 The NPPF provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.

PRINCIPLE OF DEVELOPMENT

- 4.5 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 4.6 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 4.7 Whilst the site lies outside any settlement boundary, the development relates to an existing business that offers defence related employment. Chemring Countermeasures Ltd (CCM) is the world leader in protecting air and naval forces from the threats posed by heat-seeking and radar-controlled missiles and therefore, in the interest of providing sustainable development and supporting the county's economy and the country's defence mechanisms, the principle of development should be considered acceptable.

- 4.8 The spatial vision for Wiltshire, as set out in the Core Strategy, states that Wiltshire will have secured sustainable growth of established and emerging employment sectors, building on existing strengths, **including defence-related employment**, bioscience, advanced manufacturing and business services.
- 4.9 Core Policy 34 provides that developments will be supported outside the Principal Settlements, Market Towns and Local Service Centres in certain circumstances, including the expansion of existing businesses.
- 4.10 Under application PL/2023/100638 for the relocation of an existing waste pyrotechnic material treatment and processing facility at CCM, the Officer Report considered the principle of development acceptable, despite being outside the settlement boundary, stating:
- “The proposal is not an expansion of the existing business in that it seeks to improve the safety and efficiency of operations carried out within the existing manufacturing facility rather than increase the site area or scale of operations. Although not specifically intended for the circumstances of this application, there is no conflict with the aims of employment policies. The principle of development is considered acceptable in the context of the established and permitted land use of the existing site.”*
- 4.11 The same arguments apply to this proposal for a new warehouse. Whilst the proposal does not seek to increase the site area or scale of operations, it does wish to increase the efficiency and effectiveness of a business which is classed as a UK critical industry being a sole source sovereign capability and provider of decoys to the UK MoD, as well as most NATO allies.
- 4.12 Given that Core Policy 34 allows for the possibility of development essential to the wider strategic interest of the economic development of Wiltshire and Paragraph 87 of the NPPF states that planning decisions should recognise the specific locational requirements of different sectors, including making provision for the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience, the principle of development within this defence manufacturing facility should be supported.

HIGHWAYS AND ACCESS

- 4.13 Core Policies 60 and 61 relate to sustainable transport and transport in relation to new developments. They seek for developments to help reduce the need to travel by private car, and support and encourage the sustainable, safe, and efficient movement of people and goods. Both Policies 60 and 61 state this will be achieved by planning for development in sustainable locations

and promoting sustainable transport alternatives to the use of private car, amongst other objectives.

- 4.14 Whilst the application site is located within the countryside, the proposal relates to an existing employment facility, and the development proposed will not alter the existing access nor create any new accesses. The proposed warehouse will not affect the number of employees at the site with only one additional accessible parking space provided for Building Regs. Therefore, there would be no change in vehicle movements either from goods inwards/ outwards or additional employees.
- 4.15 Given that the development has been proposed for operational efficiency reasons, there will not be any increases in the volume of traffic into and out of the site and it is not considered that there are any highway safety implications given the distance of the application site from the highway.
- 4.16 Therefore, the proposed development is considered acceptable in this regard.

LANDSCAPE IMPACT

- 4.17 Core Policy 51 'Landscape' states, inter alia, *"development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures"*.
- 4.18 Additionally, Core Policy 57 requires new development to be sympathetic to local setting, maintain a high-quality environment and protect, complement and enhance valuable contextual features and character.
- 4.19 As described by the Officer under application PL/2023/100638, the application site is on relatively high and exposed ground where there is potential for long range views from the northeast and southeast.
- 4.20 However, the proposed development is bound by an established tree belt to the north of the site and the proposed warehouse is positioned amongst other buildings of a similar scale and character. Given these factors and the relationship of the site to the various buildings on the established manufacturing site, the visual impact of the proposed development on the surrounding landscape is equally considered to be negligible.
- 4.21 Accordingly, the proposal is considered to accord with Core Policy 57 and 51.

ECOLOGY

- 4.22 Paragraph 174 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Core Strategy Policy 50 'Biodiversity and Geodiversity' requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Policy 50 also requires proposals to incorporate appropriate mitigation to avoid and reduce disturbance of sensitive wildlife species and habitats.
- 4.23 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by EcoSupport (December 2025). This PEA confirms that the site has low potential for protected species such as badgers, bats and nesting birds, however the protections included within the proposals ensure they will not be significantly impacted by the development. There is no potential to impact other protected species.
- 4.24 In addition, the proposal is accompanied by a BNG Report which shows that the scheme will achieve an increase of 11.17% in biodiversity post-development.

ARBORICULTURE

- 4.26 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Core Policy CP51 'Landscape' requires development to protect, conserve and where possible enhance landscape character.
- 4.27 The application is supported by an Arboricultural Impact and Mitigation Statement by Wadey Trees. This finds that no trees would be lost as a result of the proposal and there is sufficient scope to protect the closest ones during development.

CRITICAL NATIONAL INFRASTRUCTURE (CNI)

- 4.22 The proposals are necessary to support the continued operation of the defence activities at CCM. CCM is classed as United Kingdom Critical National Infrastructure (CNI) being a sole source sovereign capability and provider of decoys to the UK MoD, as well as most NATO allies.
- 4.23 There are 13 CNI Sectors, including Defence, and whilst it is noted that not all business operations within these sectors will automatically amount to a CNI, the following definition is used to confirm CNI's:

Those critical elements of infrastructure (namely assets, facilities, systems, networks or processes and the essential workers that operate and facilitate them), the loss or compromise of which could result in:

a) Major detrimental impact on the availability, integrity or delivery of essential services - including those services whose integrity, if compromised, could result in significant loss of life or casualties - taking into account significant economic or social impacts; and/or

b) Significant impact on national security, national defence, or the functioning of the state.

4.24 CCM falls within criterion b of this definition, as its loss or compromise would results in a significant impact on national security and national defence.

4.25 The proposed development, which seeks to assist with the efficiency of the CCM site, should be afforded significant weight given its impacts on a CNI which is vital for the defence and security of the nation.

CONCLUSION

- 5.1 This Planning Statement has set out how the proposed warehouse seeks to consolidate the existing storage facilities to improve the efficiency of the operations at Chemring Countermeasures UK Ltd.
- 5.2 Chemring Countermeasures UK Ltd is an innovative defence manufacturing facility located at High Post, which is classed as United Kingdom Critical National Infrastructure (CNI) being a sole source sovereign capability, and contributes to defence related employment within Wiltshire. The proposals involve the removal of small structures and the erection of a warehouse on previously developed land within the defence manufacturing facility.
- 5.3 This Statement has demonstrated that, despite the countryside location, the principle of development should be considered acceptable in the context of the operations undertaken at the existing site. Additionally, given that the operations within the site are being optimised but not intensified, this Statement has shown that there would not be any changes in employment numbers and therefore trips to and from the site. The existing access will not also be intensified.
- 5.4 The development is not considered to have any other impacts, particularly regards to landscape, ecology trees and drainage. The development proposals outlined in this Statement represent a sustainable solution to modernise the High Post site to improve manufacturing safety, resilience, and output, which in turn offers stability to the 400 plus workforce employed by Chemring Countermeasures Ltd as one of the largest employers in the region. As such, we commend the proposal to you, and it is therefore respectfully requested that the application is approved.