

The logo for Benchmark Development Planning Ltd, featuring the word 'Benchmark' in a large, bold, green sans-serif font.

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

28/01/26

RELEVANT PLANNING POLICY SUMMARY NOTE

Statutory and National Policy Context

Determination must accord with the statutory development plan pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) applies, including the presumption in favour of sustainable development under paragraph 11.

However, the 'tilted balance' is expressly disapplied due to the site's location within a Conservation Area and proximity to internationally protected habitats (River Avon SAC and New Forest Protected Sites).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose statutory duties to give special regard to the preservation of listed buildings and to the preservation or enhancement of Conservation Areas.

Development Plan Status and Spatial Strategy

The site lies within the Salisbury settlement boundary, a Principal Settlement under the Wiltshire Core Strategy.

Core Policies 1, 2 and 20 support development in sustainable locations but require consistency with the settlement strategy.

Notwithstanding this, the site is designated as a Principal Employment Area, engaging a strong policy presumption in favour of retaining employment uses.

Employment Land Protection

Core Policies 34 and 35, together with Saved Policy E1, afford robust protection to Principal Employment Areas.

Non-employment uses, including residential and hotel development, are resisted unless stringent criteria are met, including clear evidence that the site is no longer viable for any employment use following a sustained marketing exercise of at least six months. Without such evidence, alternative uses are likely to be contrary to policy.

Heritage and Design Considerations

Core Policies 57 and 58 require high quality design and the conservation of heritage assets.

The site's location within the Old Sarum Airfield Conservation Area, and its contribution to the setting of nearby listed buildings, attracts considerable weight.

Any harm, even if less than substantial, must be clearly and convincingly justified by public benefits.

Highways, Environment and Infrastructure

Core Policies 60 and 61, alongside the made Laverstock & Ford Neighbourhood Plan, require safe and appropriate access arrangements and protection of local character. Ecology, biodiversity net gain, nutrient neutrality, and potential Section 106 obligations are material considerations under Core Policies 3 and 50.

Richard Greenwood BA (Hons) BPI MRTPI
Director