

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name: Brian Johnson Dip Arch, Senior Urban Design Officer, Wiltshire Council

Date: 16.02.2026

Application No: PL/2025/09920

Proposal: Variation of condition 2 (Approved Plans) relating to application PL/2023/09203 - To seek a revised design to the retail unit, reconfiguration of the layout and associated landscaping works.

Site Address: Land South of Netherhampton Road, Salisbury.

Case Officer: Adam Madge

Reference:

Application drawings and documents indexed 8 Dec 2025 And 12 Dec 2025 on Wiltshire Council application webpage for PL/2025/09623.

Policy and guidance which should inform the design of development.

Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping'; Wiltshire Design Guide ,Wiltshire Council Supplementary Planning Document adopted 25th March 2024(Abbreviated WDG below);

Objection

The proposed design of the development for the following reasons would not meet the high standard of design and place shaping required by Wiltshire Core Strategy Core Policy 57 in relation to the setting' of the proposed building within the development:

The variation to the approved siting (see attached mark-up plan) by projecting into and across the view up the driveway major PROW the retail unit would be visually awkward. (see mark-up photo below) This should be brought back to the line of the current proposed not extending significantly forward of the building line of the adjacent houses.

In addition, the variation would present a blank façade whereas some modelling of this with panels is currently shown. This alone would not address the above and the building should be pulled back to not extend forward of the current approved.

Continued

