

Georgina Wright
Planning Services
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By email only



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29th July 2026

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Dear Ms Wright,

APPLICATION REFERENCE: PL/2026/01867

ADDRESS: LAND ADJACENT TO A345, HIGH POST, SALISBURY SP4 6AT

I am writing in reference to the above application for a commercial development on Land Adjacent to the A345 at the High Post, Salisbury (Application Reference: PL/2026/01867). Further to your email dated 19th May 2026 and the completion of the consultation period for the application, I am pleased to enclose some additional information submitted in support of the planning application. You also requested for the applicant to consider a number of additional points, which I have set out below. For ease of reference I have tried to follow the same numbering format as your email:

1. **Additional Plans:** Complete ground floor, first floor and roof plans have been prepared as requested.
2. **Floorspace:** the application confirms that the Callen-Lenz building is 6,968 sqm GIA, and the security buildings/entry pavilions amount to 152 sqm GIA (90sqm for Callen-Lenz, 62 sqm for CCM). Therefore, overall, 7,120 sqm is sought, as confirmed by the CIL forms, but this is divided across the different elements of the proposal rather than the single Callen-Lenz building. The applicant is agreeable to removing the reference of 6,968 sqm from the description of development if you feel this would clarify the situation.
3. **Callen-Lenz staff:** The contracted hours are 9-5 Monday to Friday, and there is some flexibility with this so they typically have staff on site between 8am-7pm. Outside of these core hours, additional shifts are rare although they do on occasion run elongated shifts such as 6am-9pm,

or ad hoc weekend work. The current staff are located in a distributed area with most if not all travelling by vehicle to the site.

A PowerPoint slide has been included within this resubmission which shows the existing spread of staff. Whilst this is several months old and therefore the overall staff numbers are out of date, the general spread remains largely the same.

4. **Land Use Framework:** the Land Use Framework (LUF) published by the Government is a Vision and Objectives document following a consultation which looks at how better approaches to land use can increase the resilience in homes, communities, infrastructure and food systems, whilst speeding up development and restoring nature.

The LUF confirms that the proposed Land Use Principles are not intended to be a material consideration in the process of making plans or deciding planning applications (Page 28 of the LUF).

Instead, the document sets out a series of Visions for both 2030 and 2050 for sectors including residential development, renewable energy, and food production, and a series of Objectives of how the Government is committed to drawing together technology, community voices, data and funding to achieve the aims. The document is specific in saying that any relevant outcomes for planning will be published within the revised National Planning Policy Framework (NPPF), and is not itself relevant to local planning decisions.

Beyond this, it should be noted that whilst the document recognises food security is national security (Page 35), it does not discuss matters relevant to the planning application such as employment, higher value economies, commercial development and the defence infrastructure. It is the applicant's view that investment and development of the defence industry, an example of which is that which will be delivered within the proposal, is similarly a matter of national security.

5. **Building design:** please see the following link for visuals which demonstrate how the building massing and form will look following completion of the building:

<https://www.spitfireinnovationpark.uk/>

From the streetscene the single roofline will not be discernible, instead the projections at the front elevation of the building and the changes in fenestration and cladding will provide visual interest, surrounded by landscaping to soften the development.

6. **Solar on Roof:** as stated in the Planning Statement Paragraph 4.48 the solar requirements for the proposal have been carefully calculated to ensure it meets the BREEAM Excellent standards. These cannot be roof mounted solar panels due to the curved roof **and** the quantity required. Therefore, in order to maximise efficiency of the scheme, the proposal now includes solar panels on the south facing elements of the roof. However, as these alone will not provide the power requirements, the proposed solar fields are still required.
7. **Solar Field location:** The location of the solar fields has been determined due to the infrastructure requirements for the site. The fields will provide solar provision for both Chemring Countermeasures UK (CCM) and Callen-Lenz.

Whilst it is noted your recommendation to move the solar fields to adjacent to the C292 this would not be feasible.

Firstly, the wiring from the solar field to Callen-Lenz will run under the proposed access road, and therefore the fields need to remain adjacent to this road otherwise the wiring will be required to skirt around the farm buildings and the Stones Hotel and therefore would impact a greater area of (agricultural) land outside of the proposed development area. The current position reduces the developed footprint as efficiently as possible.

Secondly, as the solar fields require access for maintenance, this again can be achieved through the proposed new access road and will avoid the need for additional vehicular accesses onto the C292 where there is a noted desire to reduce vehicular traffic. Therefore, the current position is deemed to be optimal for the site.

8. **Raised Parking area:** following the helpful comments from both yourself and the Urban Design Officer, the levels within the site have been amended to reduce the difference between the main and overflowing parking areas for Callen-Lenz.
9. **Cycle Route:** The proposed footway/cycle way between the CCM site and the solar fields will provide access for all users between the C292 and the proposed access road. It is not for sole use of CCM employees only and it sits outside of the CCM compound.
10. **Existing CCM access:** Discussion about the CCM access arrangements has been included within the Connect Consultants response to the Highways Officer Comments, however in summary it is proposed for all but one existing accesses to CCM to be gated but retained for emergency

access. The remaining access to CCM will be stopped up entirely and the bank reinstated in this location.

11. The following matters were raised by the consultees as follows:

Consultee/Officer	Response
Highways	Please see Connect Consultants Technical Note 1 – Response to LHA Comments
Environment Agency	<u>Objection 1: Contamination</u> In response to the EA comments a Contamination Preliminary Investigation Report and an accompanying Site Investigation Scheme have been prepared and submitted. It is recommended that the Site Investigation Scheme is secured via condition. <u>Objection 2: Solar Field Batteries</u> The batteries have been removed from the solar field proposals. Batteries were proposed as an option to further enhance the energy efficiency of the site, however they are not necessary for the BREEAM requirements of the Callen-Lenz building and therefore have been removed.
Historic England and World Heritage Officers	A Landscape Response has been prepared by LVIA Ltd to clarify the methodological basis for the 2.5km study area, to explain the role of human visual acuity in determining perceptibility at distance, and to demonstrate why receptors within the Stonehenge component of the World Heritage Site (WHS) located beyond the theoretical visibility envelope cannot experience any material or perceptible change arising from the proposed development. The Landscape and Visual Impact Appraisal (LVIA) submitted within the planning application already confirmed that at distances of approximately 2.5km the proposed development would be hardly discernible or not legible, and that the Zone of Theoretical Visibility

	(ZTV) represents a “worst-case, bare-earth” model. The note therefore provides a proportionate, evidence-led justification for the ZTV extent and confirms that no intervisibility, and therefore no discernible effect can arise.
Archaeology	We have been in continued contact with the County Archaeologist, Neil Adam, since the beginning of March and he has assisted with the trial trenching at the site which was undertaken in April. Following the results, Mr Adam has suggested via email that an archaeology condition could be attached to the consent requiring that an area measuring 10 x 10 metres be excavated with the feature from Trench 2 at the site. Any associated features can then be exposed and recorded as required. The applicant is agreeable to such a condition.
Drainage	A revised Flood Risk Assessment and Drainage Strategy has been prepared and submitted in response to the Drainage Officer’s comments. BRE365 infiltration testing is proposed at the locations and depths of the proposed infiltration features. It is proposed that this is secured by way of a pre-commencement planning condition as we have discussed through recent emails. Exceedance flow routing has been added to the Surface Water Drainage Strategy Layout (Appendix B of the FRA and Drainage Strategy). Exceedance flows will initially be contained within the access road and car park areas by 150mm upstand kerbs. Should this capacity be exceeded, flows will be routed southwards (in the western and central portions of the site) and eastwards (for the eastern portions of the site), consistent with existing site topography, into the landscape buffer, which will promote further infiltration and attenuate flows prior to leaving the site.

	Corss-sections for the proposed drainage features have been added (Appendix E of the FRA and Drainage Strategy). Details of maintenance have also been added, confirming that the proposed drainage features serving the site will remain in private ownership.
Urban Design Officer	As mentioned, the comments from the Urban Design Officer were helpful and the team really welcomed the input to the design of the proposals. The levels for the site have been updated to lessen the difference between the main and overflow car parks as a result.
Landscape	Given the levels changes that have been made, there is now a smaller retaining wall to the southern boundary of the site and this also allows for better landscaping within this area.
Ecology	The Construction Management Plan has been updated to include the measures recommended within the Preliminary Ecological Appraisal (PEA)(Pro Vision). Following confirmation within the nearby Apsley Precision Engineering Ltd Appeal (Ref: 6004352) it is anticipated that a financial contribution towards the monitoring of the proposed Biodiveristy Net Gain (BNG) is not necessary (Paragraphs 32 and 33 of the Appeal decision).
Public Protection	In relation to hours of operation the applicant has suggested the following for Callen-Lenz: <i>0600-2100 Monday-Friday</i> <i>0800-1800 Saturday</i> <i>CLOSED – Sunday</i> Please note this is not for CCM which will continue to operate under existing hours of operation. For construction, the following hours are suggested: <i>0600-1800 Monday – Friday</i> <i>0800-1300 Saturday</i> <i>NO OPERATIONS – Sundays and Bank Holidays</i>

Trees	A full tree survey has been undertaken at the site and surrounding the red line, and an accompanying Tree Protection Plan has been prepared in support of the proposal. One individual moderate quality tree (B category)(T035) and small section of moderate quality tree group (G024) will need to be removed to facilitate the new footway/cycleway and access road. However, they are not visible from the wider landscape outside of the site and therefore the loss is unlikely to significantly impact on the local public visual amenity value. A group of buddleia scrub (G019) and two small sections of H025 and G036 will need to be removed to facilitate the new access road, however these are low quality shrubs/scrub that do not offer any significant amenity when viewed from outside of the site. There is significant amounts of soft landscaping including new shrub and tree planting within the proposal to offset these minor losses. The recommendations of the submitted Arboricultural Impact Assessment and Tree Protection Plan can be secured via condition.
Natural England	A Technical Note (Pro Vision, June 2026) has been submitted following the request for further information regarding Skylarks. The Note confirms that mitigation is not necessary due to the small number of this species potentially using the site.

12. The public comments have been summarised into the following key themes:

- a. **Loss of agricultural land and risk to food security:** As mentioned, the proposal is for a defence company which will support a higher value economy and will create a significant number of highly skilled jobs. There are also wider benefits to the existing business of CCM, which itself employs 400 staff, and the creation of a better access to this site with enhance facilities for employees to utilise public transport.

There is a proven requirement for employment land within the rural areas of South Wiltshire, which this proposal will assist to deliver.

Whilst the proposal would result in the loss of agricultural land, this harm must be weighed against the significant economic, employment and defence benefits arising from the development.

- b. **Traffic and transport concerns:** It appears that many if not most of the public comments relating to highway matters believe that the proposal will be accessed via the C292. This is not the case. A new roundabout will be provided directly on to the A345 for all traffic. This will also have dedicated bus stops, to sit alongside rather than replace the existing high post bus stops. There will be a pedestrian/cycle link throughout the site to encourage both existing and new staff to walk/cycle to the bus stops. Therefore, this will encourage a greater modal shift away from the private car than could currently occur.

The Council's Highway's Officer, as a result, notes *"the proposed development is materially different to other significant applications with their direct access onto the very poor C292 road and then via the dated High Post traffic signals"*, and instead *"the development proposed satisfactory access from the Class I A345 road"*.

Whilst there would be an increase in traffic as a result of the development this is not a significant level compared with the existing road usage, and it is noted that the proposed roundabout will reduce southbound traffic speeds approaching the High Post junction, and thus give an overall safety improvement. As a result, there is no significant or severe impact on highway safety in accordance with national and local planning policy requirements.

Finally, Callen Lenz is currently located at Chilmark, which is around 10 miles from the nearest significant centres of Salisbury, Warminster or Shaftesbury, therefore the growth of the business at the Chilmark location is less desirable both for the applicant and in planning terms than proposed the location which is closer to the settlements of Salisbury and Amesbury, and directly adjacent to the A345.

- c. **BNG and Impact on Biodiversity and Wildlife:** The biodiversity and wildlife considerations at the site are assessed through local policy Core Policy 50, as well as national requirements in the BREEAM standards and through the mandatory

Biodiversity Net Gain (BNG) requirements. The proposal has been designed to Excellent BREEAM standards, and shows a 36.47% increase in habitat units and 80.18% increase in hedgerow units. Therefore, there is a clear and enforceable biodiversity benefit of the proposal.

As the existing site is primarily arable farm it does not support a significant amount of protected species. The Preliminary Ecological Appraisal (PEA) submitted with the application states that the only species that could be impacted by the proposal is Stone Curlew and therefore bespoke mitigation is proposed. All other protected species will remain unaffected by the development, however additional enhancement measures will hopefully encourage more biodiversity and wildlife at the site.

- d. **Public Rights of Way:** There are no formal public rights of way that cover land within the red line/Location Plan of the development. The proposal includes no changes to or diversions of Public Rights of Way. While the site is currently agricultural in use, it does not comprise publicly accessible open space and therefore no public recreational land will be lost.
- e. **Landscape Character:** The proposal will have an impact on the landscape character of the area, however this will be reduced as far as possible. The scheme has been designed to work with the topography of the site, with the new levels changes proposed to improve this position. Therefore, there will be limited to no long reaching views of the proposal from outside of the development site. The perceived impact of the development will therefore be localised, and even then limited to within the context of the existing buildings at the High Post. The benefits of the proposal outweigh these minor changes to the landscape.
- f. **Principle of Development and Policy position:** the application has been submitted in accordance with the policy requirement of the Core Strategy, most notably Core Policy 34 which allows for the development of employment uses in the rural area within certain circumstances.
- g. **Lighting and Dark Night Skies:** It should be noted that whilst there are no formal dark night sky protections over the area the proposal has been supported by a full lighting design including light spill diagrams, lighting calculations and a bespoke strategy. This

will ensure the requirements for well lit areas and security lighting are balanced between the need to respect the rural location.

- h. **Cumulative development:** concerns have been raised that the proposal represents further expansion of employment uses within the High Post area. Planning applications must be assessed on their individual merits, whilst taking account of cumulative effects where relevant. The submitted assessments have considered cumulative transport and environmental effects of consented development in the area (for example the E V Naish development south of the C292), and no unacceptable cumulative impacts have been identified.

The following information is submitted in support of the planning application:

- Callen-Lenz Staff Location Powerpoint Slide
- Highways Technical Note 1 – Response to LHA Comments (Connect Consultants, 20th July 2026)
- Preliminary Investigation Report (Soils Limited, July 2026)
- Site Investigation Scheme (Soils Limited, 27th July 2026)
- Flood Risk Assessment and Surface Water Strategy (Aegaea, 10th July 2026)
- Ecology Technical Note (Pro Vision, 17th June 2026)
- Landscape Response (LVIA Ltd, May 2026)
- Arboricultural Impact and Mitigation Statement (Wadey Trees, 28 May 2026)
- Project Design for an Archaeological Trench Evaluation (AC Archaeology, March 2026)
- Results of an Archaeological Trench Evaluation (AC Archaeology, April 2026)
- Drawings:
 - WTP1 Tree Protection Plan
 - 3553-05-G Proposed Masterplan Overview
 - 3553-010-F Proposed Site Plan Area A
 - 3553-011-E Proposed Site Plan Area B
 - 3553-012-B Proposed Site Plan Area C
 - 3553-015-B Callen Lenz- Floor Plan Overview
 - 3553-016-A Callen Lenz – Elevations Overview
 - 3553-017 Callen Lenz – Roof Plan Overview
 - 3553-020-B Callen Lenz - Proposed GF Plan 1 of 3
 - 3553-021-B Callen Lenz – Proposed GF Plan 2 of 3

- 3553-022-B Callen Lenz – Proposed GF Plan 3 of 3
- 3553-023-B Callen Lenz – Proposed FF Plan 1 of 3
- 3553-024-B Callen Lenz – Proposed FF Plan 2 of 3
- 3553-025-B Callen Lenz – Proposed FF Plan 3 of 3
- 3553-026-A Callen Lenz – Proposed Roof Plan 1 of 3
- 3553-027-A Callen Lenz – Proposed Roof Plan 2 of 3
- 3553-028-A Callen Lenz – Proposed Roof Plan 3 of 3
- 3553-030-A Callen Lenz – Proposed Elevations 1 of 3
- 3553-031-B Callen Lenz – Proposed Elevations 2 of 3
- 3553-032-B Callen Lenz – Proposed Elevations 3 of 3
- 3553-040-B Callen-Lenz Security Pavilion Proposed Plans and Elevations
- 3553-045-B Proposed PV Drawings
- 3553-050-D Proposed Landscape Plan Area A Callen-Lenz
- 3553-051-C Proposed Landscape Plan Area B Chemring
- 3553-055-B Site Sections Callen Lenz
- 3553-056-B Proposed Streetscene A345

I trust this is everything required to consider the application in response to the consultee comments, however please let me know if you require anything further.

Yours sincerely

Eleanor King

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