

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

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Date: 18.08.26

18.08.26 Revised drawings and documents indexed 17.08.26. Comments in Blue below addressing previous Urban Design Officer's comments (✗ indicates where reason not addressed or not satisfactorily addressed - ✓ indicates where reason has been addressed or mostly addressed with recommendations).

Application No: PL/2026/01867

Proposal: Erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; A new roundabout from the A345 with footways and bus stops; A new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works.

Site Address: Land adjacent to A345, High Post, Salisbury, SP4

Case Officer: Georgina Wright

Reference:

Application files indexed 17.08.26

Policy

Wiltshire Core Strategy Core Policy 57 'Ensuring High quality design and place shaping'

Reference

High Post, Salisbury - Design & Access Statement (abbreviated D&AS below)

Comment

My Urban Design related comments are focused on the Proposed Calan Lenz facility in Area A.. The proposed 'Solar Fields' in their surrounding and wider countryside setting is generally a matter related to a Landscape Officer consultation.

Layout:

The rationale for the siting of the Callan Lenz facility and placing of the proposed main building within the site as explained in D&AS 4.4.2 is an appropriate one, partially set into the slope directly below the exposed high point of the land occupied by the Stones Hotel to help mitigate the visual presence

of the building in the approach along the A345 and in its wider open countryside setting.

Scale:

The proposed proportions of the building as a long linear form limited to the moderate two storey office/commercial height shown under a universal shallow barrel roof and ridgeline is a simple form that would help it assimilate with the expansive broad rolling landscape and its skyline in public views from the surrounding countryside and road approaches to the development.

Appearance:

The proposed materials and light to mid grey colours with green highlights for the façade and roof as explained in D&AS 4.2.3 appear similar to that used on the neighbouring recent High Post Salt store. Combined with the built form, this should help mitigate the visual presence of the building on the skyline. These finishes should be matt and not reflective surfaces.

✗ The design team may have intended for the finishes to be matt but the elevations do not seem to note the matt finish which would be worth adding to address the above comment.

Landscape:

The Proposed 3D visual (D&AS page 12) and Street Scene A345 (D&AS page 20) convey a substantial projection out from the existing slope to give an embankment facing the roads with an expansive level platform for the surface car park above.

Along the existing road middle and near distance approaches from north and east this regrading would appear prominent but could help to obscure much of the car parking area stretching back into the development. In the wider landscape this parking could be more apparent, including with reflection from numerous parked vehicles in sunlight.

It would appear the significant depth of perimeter landscaping /amenity area shown on the Layout could enable substantial tree planting across and along this to obscure this parking and the facility main building from these directions. The above drawings and the Proposed Landscape Plan (D&AS page 9) however would suggest only sporadic shrubs and limited trees and the high weld mesh security fence could be a prominent feature above the top of the embankment in some middle distant views This therefore would be in the 'Fir Green' colour throughout the development and not just as identified for the Chemring security fence (D&AS page 15).

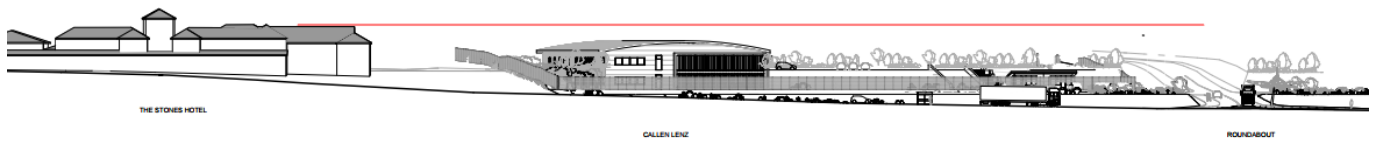
✓ Lowering the overflow car park is welcomed as a means of reducing the visual impact of this area.

✗ There does not seem to be information regarding the suggestion to change all the fencing to be 'fir green' as above. Please can this be confirmed.

✗ The extent of additional screening suggested above seems to be unclear also.

It would be beneficial to demonstrate how the design has enabled better landscaping described in the 'agent response to comments'. The landscape shows the banking changing but the extent of trees and shrubs appears to be similar.

It would be worth clarifying the drawing discrepancy below which appears to indicate the building and general site A increasing in height. The main building now appears to align with the hotel ridgeline and would be substantially more visible as a result.



Previous information submitted



Current Revision