

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2021/04084
Decision Date: 29/09/2026

Applicant:	Persimmon Homes (Wessex) Ltd Verona House, Tetbury Hill, Malmesbury, Wiltshire, SN16 9JR
Particulars of Development:	Residential development of 49 no. new dwellings in total comprising development on land to the west of Roger Way (Areas A&F) to include the erection of 42no dwellings, alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
At:	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire

In accordance with In accordance with policy DM3 (1)(a) of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

- 1 The Council has given substantial weight to the provision of housing in accordance with Policy HO7 of the NPPF. However, the proposed residential development on land west of Roger Way would result in the unjustified loss of a site identified within the wider Old Sarum development framework for employment-generating purposes. In the absence of any up-to-date marketing strategy, the Local Planning Authority is not satisfied that sufficient and robust evidence has been provided to demonstrate that the site is no longer required to support employment opportunities, economic activity or the wider economic objectives of the Old Sarum development, nor that all reasonable opportunities to retain the site for employment use have been fully explored and exhausted. The Council further notes that significant residential growth has been permitted and is proposed elsewhere within the wider Old Sarum area, which will increase demand for local employment opportunities and reinforces the importance of safeguarding land identified for employment-generating uses. The proposal is therefore contrary to the aims of Core Policies CP35 and CP36 of the

Wiltshire Core Strategy and Policies S4(2)(a)(i) and E2 of the National Planning Policy Framework (2026) which seek to safeguard land and premises required to support economic growth and resist the unnecessary loss of employment opportunities. The adverse effects of the proposal are therefore considered to substantially outweigh the benefits of the proposal, including the provision of housing, in accordance with Policy S4 of the NPPF.

- 2** The Council has given substantial weight to the provision of housing in accordance with policy HO7 of the NPPF. However, the proposed conversion of the ground floor of Block C within the Old Sarum Local Centre from a consented doctor's surgery/community facility to residential accommodation would result in the loss of a planned community facility space that formed an integral part of the infrastructure envisaged to serve the Old Sarum development. In the absence of an up to date marketing or consultation with the local community, the Local Planning Authority is not satisfied that satisfactory evidence has been provided to demonstrate that all reasonable opportunities to secure either the approved healthcare use or an alternative community use have been exhausted, nor that the loss of the facility would not diminish the ability of the Local Centre to meet the current and future needs of the community. The proposal would therefore undermine the vitality, functionality and long-term sustainability of the Local Centre and result in the unjustified loss of a community facility space. The proposal is consequently contrary to the aims of Core Policy CP49 of the Wiltshire Core Strategy and Policy HC6 of the National Planning Policy Framework (2026). The adverse effects of the proposal are therefore considered to substantially outweigh the benefits of the proposal, including the provision of housing, in accordance with policy requirements of S4 of the NPPF.
- 3** The Council has given substantial weight to the provision of housing in accordance with Policy HO7 of the NPPF. However, by reason of its layout, siting and relationship with the adjoining Salisbury Football Club and surrounding development, and the associated requirement to mitigate the likely impacts of that adjacent use, the proposed development at Roger Way would fail to secure a satisfactory standard of residential amenity for future occupiers and would give rise to an unacceptable relationship between sensitive residential uses and an established sporting and community facility. The Local Planning Authority is not satisfied that the proposed mitigation measures would adequately overcome the likely harmful effects arising from noise, artificial lighting, activity and disturbance associated with the continued operation and possible future expansion of the football club, the future operation of which may be prejudiced by this proposal. Furthermore, the mitigation measures incorporated into the design of the dwellings closest to the football ground have resulted in restricted fenestration, limited outlook and reduced opportunities for natural daylight within habitable rooms. These shortcomings further demonstrate the difficulties in achieving an acceptable residential environment in this location. In addition, the introduction of residential accommodation within the ground floor of the Local Centre directly adjacent to a parking area would result in dwellings with a limited level of amenity. The proposal would therefore fail to achieve a high standard of design and place-shaping or create a well-designed place that responds positively to its context and provides appropriate living conditions. Accordingly, the proposal is contrary to the aims of Core Policies CP49 and CP57 of the Wiltshire Core Strategy and Policies DP3, HC6, P3 and P4 of the National Planning Policy Framework (2026). The adverse effects of the proposal are therefore considered to substantially outweigh the benefits of the proposal, including the provision of housing, in accordance with the requirements of Policy S4 of the NPPF.

- 4** The Council has given substantial weight to the provision of housing in accordance with policy HO7 of the NPPF. However, the ecological surveys and supporting information submitted with the application are no longer up to date and does not provide an accurate assessment of the site's current ecological baseline, the presence of protected and priority species, or the impacts of the proposed development upon biodiversity interests. In the absence of up-to-date ecological evidence, the Local Planning Authority cannot be satisfied that the development would avoid unacceptable harm to biodiversity, protected species and ecological networks, or that appropriate mitigation and enhancement measures have been identified. The proposal is therefore contrary to Core Policy CP50 of the Wiltshire Core Strategy and Policies N2 and N6 of the National Planning Policy Framework (2026). The adverse effects of the proposal are therefore considered to substantially outweigh the benefits of the proposal, including the provision of housing, in accordance with policy requirements of S4 of the NPPF.

Informative(s) to Applicant(s)

- 1** The applicant is advised that, notwithstanding the reasons for refusal, the proposal would require mitigation in respect of phosphorus impacts upon the River Avon Special Area of Conservation. In the event of an appeal or any future planning application, the Local Planning Authority would expect suitable nutrient neutrality mitigation to be secured through a planning obligation and/or other approved mitigation mechanism before planning permission could be granted.

- 2** The documents and plans considered in reaching the above decision are as follows:

DWG No: 103 Site Location Plan Date Received 20.04.21

DWG No: 162.100 Rev E Proposed Planning Layout (Area A & F) Date Received 09.07.26

DWG No: 149.002-1 Rev B Existing and Proposed Ground Floor Layout Block C Date Received 11.05.26

DWG No: 149.001 Rev C Proposed Site Layout Block C (Area G) Date Received 11.05.26

DWG No: 162.107 Rev C Site Enclosure Details Date Received 11.05.26

DWG No: 162.105 Rev C Affordable Housing Layout Plan Date Received 11.05.26

DWG No: 162.111 Noise and Light Mitigation Plan Date Received 11.05.26

DWG No: 162.120.1 Rev A House Type: Alnmouth Proposed Floor and Elevation Plans Plot 35 Date Received 03.03.26

DWG No: 162.121.1 House Type: Ashdown Proposed Floor and Elevation Plans Plot 4 Date Received 03.03.26

DWG No: 162.122.1 House Type: Ashdown Crn Proposed Floor and Elevation Plans Plot 6 Date Received 03.03.26

DWG No: 162.122.2 House Type Ashdown Crn Proposed Floor and Elevation Plans Plot 2 Date Received 03.03.26

DWG No: 162.123 House Type: Ashdown FG Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.124 House Type: Barnwood Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.124-2 House Type: Barnwood Alt Proposed Floor and Elevation Plans Plot 7 Date Received 03.03.26

DWG No: 162.125.1 House Type: Charnwood Proposed Floor and Elevations Plans Plots 31 and 32 Date Received 03.03.26

DWG No: 162.125.1 House Type: Charnwood Proposed Floor and Elevations Plan Plot 8 Date Received 03.03.26

DWG No: 162.126.1 Rev A House Type: Proposed Danbury Floor Plan and Elevations Plan Plots 23 and 25 Date Received 03.03.26

DWG No: 162.128.2 House Type: WU1BF Proposed Floor and Elevations Plan Plots 29 and 30 Date Received 03.03.26

DWG No: 162.128.1 House Type: WU1BF Proposed Floor and Elevations Plan Plots 9/10 and 27/28 Date Received 03.03.26

DWG No: 162.129.1 House Type: Redhill Proposed Floor and Elevations Plan Plot 12 Date Received 03.03.26

DWG No: 162.129.2 House Type: Redhill Proposed Floor and Elevations Plan Plot 34 Date Received 03.03.26

DWG No: 162.130 House Type: Haldon Proposed Floor and Elevations Plan Plots 18,37 and 39 Date Received 03.03.26

DWG No: 162.131 House Type: Rendlesham Proposed Floor and Elevations Plan Plots 21 and 41 Date Received 03.03.26

DWG No: 162.132 House Type: Ennerdale Proposed Floor and Elevations Plan Plot 42 Date Received 03.03.26

DWG No: 162.231.2 Triple Carport Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.231.1 Single Garages Proposed Floor and Elevation Plans Plots 7 and 8 Date Received 03.03.26

DWG No: 162.231.3 Double Garages/Double Car Ports Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.232-1 Timber Cycle Sheds Proposed Floor and Elevation Plans
Date Received 03.03.26

DWG No: 162.110 Rev B Proposed Street Scenes Date Received 03.03.26

DWG No: 162.104 Rev C Proposed Parking Plan Date Received 03.03.26

DWG No: 162.102 Rev C Materials Key Plan Date Received 03.03.26

DWG No: 162.103 Rev C Proposed Bin Storage and Collection Plan Date
Received 03.03.26

DWG No: GL211301G Proposed Landscaping Plan Date Received 03.03.26

River Avon Nutrient Calculator Rogers Way Date Received 01.08.25

River Avon Nutrient Calculator Block C Date Received 01.08.25

Biodiversity Net Gain Statement Dated Date Received 28.08.24

Ecological Impact Assessment undertaken by GE Consulting Date Received
28.08.24

Nutrient Neutrality Assessment undertaken by Betts Hydro Date Received
12.03.25

DWG No: P23-295 SK106 Rev P02 Impermeable Area Plan Date Received
28.08.24

DWG No: P23-295 SK100 Rev P3 Levels Strategy Sheet 1 of 2 Date Received
28.08.24

DWG No: P23-295 SK101 Rev P2 Levels Strategy Sheet 2 of 2 Date Received
28.08.24

Environmental Lighting Impact Assessment Report Date Received 12.06.25

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).