

To: Hayley Clark

From: Drainage Team James Playfair

Planning App Ref: PL/2025/08556 Service Ref:

Date: 07/11/2025

PROPOSAL

Demolition of existing vehicle testing centre, and erection of new delivery office, with associated car parking, landscaping and other ancillary development.

Discharge of conditions 9 and 11 of PL/2023/08490 (Ecological & drainage details)

SITE LOCATION

Former Goods Vehicle Testing Station, Brunel Road, Salisbury, SP2 7PU

APPLICATION DOCUMENTS REVIEWED

PL-2023-08490 Decision
Drainage Details 1-4
Drainage Details 2-4
Drainage Details 3-4
Drainage Management Construction Statement
Drainage Report
Proposed Drainage Layout Plan

ASSESSMENT OF THE PROPOSAL

In April 2024 the LLFA stated:

Condition 11

No works on the construction of the new building shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements of national standards. The following shall be submitted to and approved in writing by the Local Planning Authority and works subsequently implemented and maintained in accordance with the agreed details:

- 1. A plan showing the cross sections and design of the permeable surface and subbase including details on the proposed lining and how the permeable subbase will drain towards the main carrier pipes within the stated design;*
- 2. A manhole / inspection chamber schedule to include cover and invert levels;*
- 3. Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from the sewerage undertaker;*
- 4. A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority; and;*
- 5. Undertaking of additional drainage surveys to confirm the condition and locations of the existing surface water and foul outfalls. If the condition is poor, a new connection to the adopted surface water sewer in Brunel Road will be required.*

Assessment

Following a review of the documents submitted, the LLFA has noted

1. Cross-sections have not been provided
2. A manhole / inspection chamber schedule has not been provided
3. No confirmation and acceptance of an agreed connection point has been provided
4. This has been provided and is accepted
5. Although a CCTV survey has been undertaken, it is not clear if the line from SWMH-06 to the public SW line in the road has been undertaken. Please can a plan be supplied that compliments the CCTV report which clearly ties in the Section References to their extent.

RECOMMENDATION

The applicant is to supply the information stated above before Condition 11 can be fully discharged.