

To:	Development Management	From:	Drainage Team (AtkinsRéalis)
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Planning App Ref:	PL/2025/10020
Service Ref:	Drainage
Date:	10/02/2026

PROPOSAL

Variation of condition 2 (Approved Plans) relating to application PL/2022/06298.

SITE LOCATION

Chicklade Service Station, Chicklade, Salisbury, SP3 5ST.

APPLICATION DOCUMENTS REVIEWED

- Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent (dated 28/12/2025).
- Cover Letter ('s73..~'; dated 28/12/2025).
- Planning Statement, prepared by Lone Wolf Planning (dated December 2025).
- Location Plan (Dwg. No. P – 01; dated June 2022).
- Proposed Site Plan ('Site Layout Plan'; Dwg. No. 101 Rev. T10; dated 10/12/2025).
- Drainage Overview Plan (Dwg. No. 12718-D-100 Rev. T2; dated November 2025).
- Drainage Report, prepared by AWA (Doc. Ref. 12718.2 Rev. 2; dated 09/12/2025).
Including:
 - Appendix A: Topographical Survey.
 - Appendix C: soakaway Test Results.
 - Appendix D: Architect Site Plan.
 - Appendix E: Drainage Strategy Drawings, Details & Supporting Calculations.
 - Appendix G: Exceedance Plan.
 - Appendix I: Maintenance.

Also considered

- Decision Notice (Application Ref. PL/2022/06298; decision date 09/01/2025).

ASSESSMENT OF THE PROPOSAL

Context

On the 9th January 2025, the development was granted planning permission subject to the following condition (Condition 2 of 30 – PL/2022/06298):

2. The development hereby permitted shall be carried out in accordance with the following approved plans (those in red are considered relevant for consultation by the LLFA):

- Application Form & Certificate.
- Ref: P-01 – Location Plan. Received – 30.09.2022.
- Ref: P-08 Rev B – Proposed Overall Site Plan, Sheet 1 of 2. Received – 20.09.2023.
- Ref: P-09 Rev A – Proposed Overall Site Plan, Sheet 2 of 2. Received – 11.04.2023.
- Ref: P-10 Rev C – Proposed Site Plan. Received – 13.10.2023.
- Ref: P-11 – Proposed Floor Plan. Received – 30.09.2022.
- Ref: P-12 – Proposed Roof Plan. Received – 30.09.2022.
- Ref: P-13 – Proposed Elevations. Received – 30.09.2022.
- Ref: P-14 – Proposed North Elevation. Received – 30.09.2022.
- Ref: P-15 – Proposed East and West Elevation EV Battery Container. Received – 30.09.2022.
- Ref: P-16 Rev B – Proposed Site Sections. A-A, B-B, C-C, D-D, E-E, F-F & A303. Received – 20.09.2023.
- Ref: P-18 – Proposed Canopy Elevations. Received – 30.09.2022.
- Ref: P-20 – Proposed Artist Impressions. Received – 30.09.2022.
- Ref: P-21 – Proposed Footpath Details. Received – 11.04.2023..
- Ref: P-22 – Proposed Sections. G-G & H-H. Received – 13.10.2023.
- Ref: 80636-02 Rev B – Drainage Ditch Sections. Received – 13.10.2023.
- Ref: 80636-01 Rev F – Drainage Layout. Received – 27.10.2023.
- Ref: 80636-03 Rev D – Drainage Strategy General Arrangement. Received – 27.10.2023.
- Ref: 80636-04 Rev A – Drainage Ditch Sections 1/4. Received – 27.10.2023.
- Ref: 80636-05 Rev A – Drainage Ditch Section 2/4. Received – 27.10.2023.
- Ref: 80636-06 Rev A – Drainage Ditch Section 3/4. Received – 27.10.2023.
- Ref: 80636-07 Rev A – Drainage Ditch Sections 4/4. Received – 27.10.2023.
- Ref: 2472-DFL-ELG-XX-LD-EO-13001-S3 Rev P08 – Horizontal Illuminance (LUX). Received – 27.10.2023.
- Ref: 22021CS-LHC-00-00-DR-L-01.02 Rev P11 – Landscape Strategy. Received – 02.11.2023.

REASON: For the avoidance of doubt and in the interests of proper planning.

Proposed variation of Condition 2 (Approved Plans):

The applicant has outlined the main amendments to the site layout and design:

1. Changes to the staff parking and battery storage area
2. Additional excavation behind the building
3. Replacing frontage gabion walls with landscaped bunding
4. Change from 13 chargers over 25 EV spaces to 30 chargers over 30 EV spaces
5. Extended outdoor seating area.
6. Lowering of the roof angle from c.9° to c.5°.

With regards to flood risk, the updated plans for the development increases the proposed area of hard-standing from the initially approved plans as part of PL/2022/06298 (e.g. amended layout of battery storage area and additional excavation at the building's rear).

Assessment

As part of the Section 73 application, the applicant has also provided a Drainage Report (provided by Andrew Waring Associates) – including a revised site layout, drainage strategy, drainage layout, SuDS layout, exceedance routing and proposed maintenance schedule.

Whilst the updated site layout included amendments that increased the proposed area of hard-standing from the initially approved plans as part of PL/2022/06298, the proposed drainage strategy for the development is considered appropriate to appropriately mitigate against flood risk in accordance with the NPFF and National SuDS Standards.

The applicant has included in their application:

- Drainage layout for the site incorporating SuDS.
- Modelling that demonstrates the no flooding up to the 1 in 100year +45% Climate Change storm event.
- Exceedance plans that demonstrate the proposal replicates the pre-development scenario and does not result in adverse flood risk elsewhere to people or property, including flood risk to the A303.
- Proposed maintenance schedule of surface water drainage assets.

RECOMMENDATION

Following a review of the information provided, the variation of Condition 2 has no objection from the LLFA.

INFORMATIVES

As-built AutoCAD (DWG) Drawings

The drainage team requests that the applicant provides AutoCAD (DWG) plans and drawings of all as-built drainage assets, SuDS systems, flow controls pipe networks and associated exceedance routing.

No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer is requested submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
2. As-built plans of all watercourse, ditch or land-drain modifications, including dimensions, levels, cross-sections, long-sections and construction details.
3. All as-built SuDS and watercourse/ditch drawings shall be provided in:
 - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
 - PDF format for record purposes.
4. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
5. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

Outfall structures and flow controls

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including swales, soakaways and drainage field) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage).