

Office 3.01, Scott House
Suite 1, The Concourse
Waterloo Station
SE1 7LY

katie.russell-smith@carneysweeney.co.uk

Your reference:

11 February 2026

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JQ

Dear Sir/Madam

PIZZA HUT, SOLSTICE RETAIL PARK, MID SUMMER PLACE, AMESBURY, SP4 7SQ
PLANNING APPLICATION TO PROVIDE A DRIVE-THRU LANE
PLANNING PORTAL REF: PP-14623597

I write on behalf of my client, London Investment Holdings Ltd, to submit a planning application for a drive-thru lane at Pizza Hut, Solstice Retail Park, Mid Summer Place, Amesbury, and elevational detail changes to the existing unit.

Planning permission was granted for a drive-thru lane and associated works to landscaping on 9 May 2025 (LPA reference PL/2025/00720). This facility was required to support Pizza Hut's takeaway function. Since the grant of planning permission, required refinements to the layout have been identified. To ensure the unit operates in a consistent format to its other outlets, and to ensure the drive-thru takeaway function can operate efficiently for customers, minor changes are required to the previously-consented drive-thru layout and the building's elevations.

I set out below the details of the application package, a description of the proposals and a review of the key planning considerations.

Proposed Development

Full planning permission is sought for the realignment of the drive thru route that was previously considered and approved by planning permission PL/2025/00720 and the creation of a new drive-thru collection window pod on the unit's north elevation.

Accordingly, the enclosed application comprises the following in addition to the information set out in this letter:

- Completed Planning Application Form and Certificate, dated 11/02/26



- Drawings:
 - 2879-URB-ZZ-00-DR-A-208100 P00 Site Location Plan
 - 2879-URB-ZZ-00-DR-A-208101 P01 Site Block Plan As Existing
 - 2879-URB-ZZ-00-DR-A-208102 P01 Ground Floor Plan As Existing
 - 2879-URB-ZZ-00-DR-A-208150 P02 Site Block Plan As Proposed
 - 2879-URB-ZZ-00-DR-A-208151 P02 Ground Floor Plan As Proposed
 - 2879-URB-ZZ-XX-DR-A-208200 P01 Elevations As Existing
 - 2879-URB-ZZ-XX-DR-A-208250 P01 Elevations As Proposed
- Landscape Plan – ref. 839-1 – R1
- BNG Small Sites Habitats Plan – ref. 839-2 – R1
- BNG Small Sites Biodiversity Metric – dated 29/01/26, ref. 839-3-R1
- Tracking Assessment – ref. 26490-02
- CIL - Form 1: CIL Additional Information

The application has been submitted via the Planning Portal (ref: PP-14623597) and the fee paid online.

The Site and Surroundings

The application site is located on Solstice Retail Park in Amesbury. The Retail Park as a whole is accessed via Solstice Park Avenue with the Application Site entered via the estate road, Mid Summer Place to the south. The site is bounded to the north by the A303. The Retail Park comprises several other nationally recognised restaurant units, a petrol station and a hotel. Most of the other nearby outlets, including Costa, Greggs, KFC, McDonalds and Taco Bell have drive-thrus.

The site is located approximately 1.5 miles from Amesbury Town Centre. Given its location next to a main trunk road, the site is primarily served by car-borne customers, but the site is also well used by the occupiers of the adjacent employment park, which is within walking distance. Most of the settlement of Amesbury is within 2km of Solstice Park, so that walking or cycling to the site is a realistic option for residents to access the site.

The site itself currently comprises an existing Pizza Hut with dedicated customer car parking spaces and associated hard and soft landscaping, appropriate to its location. Deliveries are currently carried out via the north elevation, with waste bins located enclosed within this area.

The site is within Flood Zone 1 and has no known significant risk from either ground or surface water flooding, and there are no heritage considerations.

Detailed Description of Proposals

The purpose of the new drive-thru route is to ensure that the unit operates in a consistent format to other outlets for the brand, and to ensure the drive-thru takeaway function can operate efficiently for customers. This application seeks permission for the following:

- Realignment of the approved drive-thru route to provide a shallower left-hand turn into the drive-thru, bringing it closer to the site entrance, and to straighten out the exit section to the north of the unit;
- Provision of a new pedestrian crossing from the parking area to the front entrance of the unit and pedestrian dedicated walkways throughout the car park;
- Relocation of disabled parking bays closer to the unit entrance;
- Relocation of existing bin store;



- Soft landscaping to align with proposed changes to road alignment; and
- A new drive-thru collection window pod on the north elevation.

The new collection window pod would be constructed from materials consistent with the existing unit, as set out on drawing reference Elevations as Proposed (208250 P01).

The operation of the unit will remain as existing, including the opening hours and the servicing and delivery schedule. No changes are proposed to the consented provision of car parking or to the existing glazed shopfront on the south elevation.

To make room for the drive-thru route, it is proposed to demolish the existing bin store and structure and provide a new bin store to the north of the unit. Additionally, existing trees are proposed to be removed and new landscaping throughout the length of the drive-thru route provided. This reflects the consented arrangements for bin storage and tree removal from planning permission reference PL/2025/00720.

Key Considerations

Principle of the Development

The Application Site lies within a defined settlement boundary and is also identified as being within a Principal Employment Area (WCS Policy CP35). It was concluded as part of the determination of planning application reference PL/2025/00720 that there were no identifiable conflicts with any local plan policies and that the proposals for a drive-thru facility were consistent with similar features provided as part of the surrounding commercial units. The lawful use of the unit will remain unchanged as a result of the proposed changes, and it is reasonable to conclude that the principle of this proposal continues to be acceptable in planning terms.

Impact on the Character and Appearance of the Area

The proposed works are well-contained within the site. It is considered that the nature of the works and their overall impact on the character and appearance of the surrounding area would be minimal. There are no residential properties within the vicinity of the Application Site.

Planning permission PL/2025/00720 approved the loss of some trees along the site's eastern border. No additional tree loss is required to accommodate the current proposals. Planning permission for amended landscaping, to fit with the proposed realigned drive-thru route, is sought.

Highways and Car Parking

Solstice Retail Park mainly attracts car-borne traffic but is also used by the employees of the adjacent employment area. The majority of residents from Amesbury are located within 2 km of the site allowing access via foot and cycle.

The drive thru lane allows for safe access to the restaurant unit and the site as a whole. The drawings demonstrate this with an updated swept path analysis. The servicing and delivery will take place as per the existing arrangement. The proposed drive thru lane therefore meets the requirements of Policy CP60 relating to sustainable transport and Policy CP61 relating to transport and new development.

It is not anticipated that there will be any additional highways movements created by the proposed amendments, consequently there will be no adverse impact on the surrounding highway network, meeting the requirements of Policy CP62 and the NPPF.



Ecology

A Small Sites BNG Matrix was submitted in support of planning application PL/2025/00720. The baseline is unchanged from the submission for PL/2025/00720 and updates have been made to the Metric and Habitats Plan to reflect the proposed new amendments to landscaping.

Summary

In summary, the Proposals comply with the adopted Development Plan and are acceptable in all policy, technical and environmental terms. There are no other material considerations which would suggest that the development would not be supported and the principle of the drive-thru has already been established by planning permission PL/2025/00720. The NPPF's presumption in favour of sustainable development is engaged and the development should be approved "without delay" in accordance with NPPF Paragraph 11.

I trust you have sufficient information to validate the application, however, please do not hesitate to contact me if you have any questions in the meantime.

Yours sincerely

Katie Russell-Smith
Director
CarneySweeney

