

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

27 May 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/00293
Proposal:	Discharge of conditions 4 (Foul water drainage) & 5 (Surface water drainage) of PL/2024/09773
Site Address:	Plot 102, Solstice Park, Solar Way, Amesbury, SP4 7SZ
On Behalf Of:	Mr Tim Harrison Sippchoice Bespoke SIPP T P Harrison, Dentons Pension Management Ltd, Sutton House, Weyside Park,, Catteshall Lane, Godalming, Surrey, UK, GU7 1XE

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 15 January 2026. After careful consideration, the following decision has been made:

PROPOSAL

This report has been prepared to support the application for the discharge of conditions 4 (Foul water drainage) & 5 (Surface water drainage) of PL/2024/09773.

Condition(s) submitted for consideration:

Condition 4:

Notwithstanding the submitted details, no development shall commence on site until details for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the foul water drainage scheme has been constructed in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

Details Submitted for Approval:

Cloacina Report 01 Received: 23 April 2026

Cloacina Report 02 Received: 23 April 2026

Exceedance Flow Route Plan Drawing No. 25-3107 C002 Rev A Received: 23 April 2026

Foul and Surface Water Drainage Layout Drawing No. A102/24 Rev Q Received: 23 April 2026

Proposed Below Ground Drainage Layout Drawing No. 25-3107 C002 Rev C Received: 23 April 2026

Interpretative Ground Investigation Report Received: 21 January 2026

Technical Note - Discharge of Condition 5 Received: 15 January 2026

Decision:

The LPA's drainage team are not responsible for foul water therefore no comments were received from the LPA's drainage team on Condition 4. Wessex Water have been consulted as part of this application as they are the responsible party. However, no response was received as part of this consultation.

Nonetheless, as the proposed development is located within an existing business park and as no objection or consultation response was received during the main application PL/2024/09773 from Wessex water or from other consultees seeking foul water information, then the foul water of the proposed development would revert to meeting building regulation requirements which is separate from planning permission. This condition can therefore be discharged.

Condition 5:

Notwithstanding the submitted details, no development shall commence on site until details for the discharge of surface water from the site (including surface water from the access / driveway), together with permeability test results to BRE365, and being sized appropriately for the current requirement for 1 in 100 +40% storm events has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the surface water drainage scheme has been constructed in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

Details Submitted for Approval:

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Technical Note - Discharge of Condition 5 Received: 15 January 2026

Decision:

Wiltshire Council's Drainage Officer was consulted on the documents received to discharge the condition indicated above.

Their assessment is as follows:

Infiltration testing has been completed on site in 2025 to the methodology within BRE365.

The current drainage was designed in 2004 and therefore did not include climate change Allowances Using Causeway Flow hydraulic design software, a model has been simulated with the 2004 constructed software with current storm design requirements, based on infiltration rates observed in 2025.

The 100 year event plus a 40% allowance for climate change is retained within the existing soakaways.

Before Condition 5 can be discharged, the applicant is required to:

1. Demonstrate how they are safely managing overland exceedance flows in accordance with National Standard 3: management of extreme rainfall and flooding. Requirements:

- Evidence that existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.*
- Exceedance routes minimise the risks to people and property.*
- Evidence that drainage strategy does not increase flood risk as a result of catchment transfer.*

2. Supply inspection records to demonstrate that the soakaways are still in good condition and not at risk of becoming silted up If the applicant is planning to utilise soakaways from 2004.

After receiving this consultation response, the agent conducted further tests, these have been submitted and read by the LPA's drainage officer. They note:

25-3107_C002 Exceedance Flow Route shows that exceedance routes are broadly contained within the site with only the runoff from a small part of the car park in the north west that enters the public highway. There will not be an increase in risk compared to the existing scenario.

The Cloacina Reports show no operation issues associated with the current status of the soakaways.

Wiltshire Council Drainage Officers have confirmed that the information submitted fully satisfy the requirements of condition 05 and no further drainage information is required.

Accordingly, the details submitted in relation to these conditions are acceptable with no further submission in respect of these conditions necessary. However, please note that the condition may only be regarded as being fully discharged until the development has been carried out in accordance with the details so agreed.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.