

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

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Revised drawings and documents indexed 25.06.26 Comment in Blue below (✗ indicates where reason not addressed or not satisfactorily addressed - ✓ indicates where reason has been addressed or mostly addressed with recommendations).

Please note previous Urban Design comments (21.04.26) are noted in *italics*.

Application No: PL/2025/10020

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

Site Address: Chicklade Service Station, Chicklade, Salisbury, SP3 5ST

Case Officer: Georgina Wright

Reference:

Files Indexed 25.06.26

Policy and guidance:

- Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping' (Abbreviated CP57)
- Wiltshire Design Guide – Wiltshire Council Supplementary Planning Document adopted 25th March 2024 (abbreviated WDG)
- National Planning Policy Framework (MHCLG December 2024) (abbreviated NPPF)
- National Design Guide (MHCLG January 2021) (abbreviated NDG)

Note: Proposed update to NPPF expected March 2026 and incorporation of NDG, NMDC Parts 1 & 2, and BfHL/SfHL in a 'Design and Place making Planning Practice Guidance' document (DPPPG) expected shortly also.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The NPPF recognises the role of design review in ensuring high standards of design and we encourage major development proposals to be independently assessed at an early stage in the process. The NPPF indicates "significant weight" is to be given to designs "which help raise the standard of design more

generally in an area". The draft NPPF intends to increase this to "substantial weight". Where a project has a design review, we will consider the panel's recommendations in our planning process and decisions. The Council's Urban Design Team can provide further information on this process on request.

Objection

'Planning Statement -Supporting a Material Amendment to the Chicklade Electric Vehicle Service Station Planning Permission' paragraph 5.5 : Architectural Design changes proposed includes:

'Change the individual random natural stone to a stone slips Kingspan product (which has a decorative stone finish matching the natural stone look)– fixed to Karrier panel;'

'Change the roof finish from zinc to a Kingspan 100RW product which give the roof the same look;'

These building facades and roofscape would be prominent and expansive features in their immediate setting with the A303 and the wider National Landscape context and setting.

While the approval of materials to be used is subject to Planning condition number 3, this change to the design intent conveyed would undermine the visual quality of appearance of the development. The original choice of natural stone and zinc would also be reflective of conserving and enhancing its setting within a National Landscape.

The local natural stone is a unifying key feature of Chicklade. Artificial stone slips and the painted steel sheet roof now proposed including its fascia trim, through initial appearance and weathering over time would not maintain that of a natural local stone faced façade and that of a high quality standing seam zinc roofing, this includes, the through fixings and fading of the painted roof finish to the steel roof product now proposed.

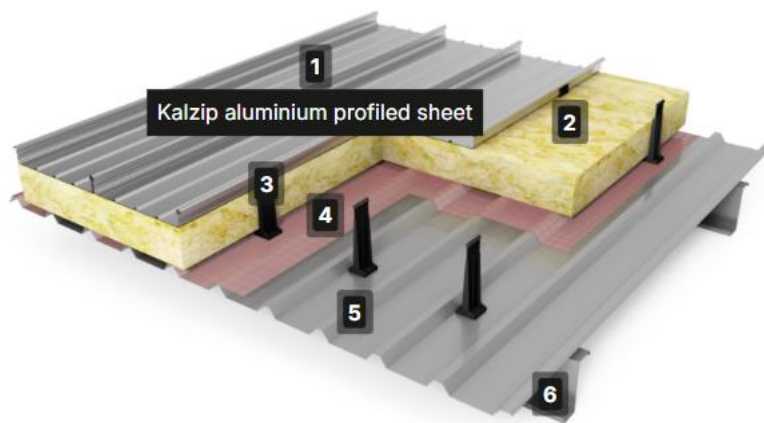
This change to the design intent conveyed up to planning permission would not accord with:

NPPF paragraph 140 - Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

NPPF paragraph 189 ' Great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues'

✗ The stone cladding system proposed is not of sufficient quality and will appear as a slip system, particularly at corner junctions to windows and doors as the slip depth is revealed. As noted previously the natural stone should be retained given the immediate setting of the National Landscape.

✗ It is acknowledged that the applicant has changed the roof material from the previous information submitted however this does not meet the design quality required. It will not emulate the consented standing seam zinc roof as it appears to have a profile between joints which does not reflect standing seam zinc (see below screenshot). Furthermore, due to the nature of the Kalzip panel there is a risk that the detailing, notably that of the eaves will not emulate detailing associated with standing seam roofs and give a cheaper, more industrial feel. It is recommended standing seam roofing is utilised. Zinc is recommended but If zinc is not possible then a more suitable standing seam alternative should be sourced. One possible solution could be Catnic Urban Seam Roofing.



It is acknowledged this is a much needed piece of infrastructure, and that construction viability is of importance, however this does not mean design quality should be watered down, a sentiment echoed by members of the public. Given the significance of the setting and the design changes being proposed as part of this revision, it is recommended that the material quality is kept consistent with the approved application.