



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2025/09667
Decision Date: 12/01/2026

Applicant:	P A Hubbard Tuppney Cottage, 25 Cholderton, SP4 0DL
Particulars of Development:	Revamp Your Tank Scheme - replacement of septic tanks with treatment plants
At:	Tuppney Cottage, 25 Cholderton, Salisbury, SP4 0DL

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan Received: 09 December 2025

Design And Access Statement Received: 09 December 2025

STP_Brochure_VORTEX S & H Received: 09 December 2025

VORTEX 6 PE - 1050-1500mm invert - pumped - heavy duty install Received: 09 December 2025

Site Plan Received: 09 December 2025

Contractor Survey Report Received: 09 December 2025

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

- 3 The sewage treatment plant and drainage field hereby approved shall be installed, maintained and operated for the lifetime of the development without chemical dosing, in accordance with the submitted specification and details hereby approved.

REASON: To enable the development to contribute towards the nutrient neutrality aims of the Council and to accord with the Habitats Regulations, and to ensure that groundwater resources and quality will be protected throughout the construction and operational phases of the development hereby approved in accordance with Core Policy 68.

- 4 Any future replacement of the system hereby approved, shall have an equivalent treatment efficiency of at least 5 mg/l for Total Phosphorus removal and must meet the requirements of the relevant planning and environmental legislation.

REASON: To enable the development to contribute towards the nutrient neutrality aims of the Council and to accord with the Habitats Regulations, and to accord with Core Policy 50 through the long-term protection of ecological value and Core Policy 69 through the reduction of potential environmental effects to the SAC.

- 7 We note a private foul treatment plant is proposed. If non-mains foul drainage is the only feasible option an Environmental Permit may be required for the proposed new sewage treatment plant. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to six months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit:

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

Informative

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is

deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

- 6** Non-Mains Drainage: Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. Consent under the Building Regulations is likely to be required in most cases. Further details on the Building Regulations can be obtained from the Wiltshire Council Building Control Service.

An installation of a package treatment plant (PTP) needs to meet the requirements of the General Binding Rules, or if an environmental permit is required, ensure it is in line with any approved permit. Other environmental permissions may be required.

The Applicant should understand whether they could form part of a sewerage undertaker's legal duty (Wessex Water in this instance) to build and pay for a new sewer to connect a number of neighbouring properties (known as first time sewerage). An asset register will be used to record installations in the catchment.

Any outfall to the Kennet & Avon Canal, regardless of the need for planning permission or otherwise, will require a licence from the Canal & River Trust as well as the Environment Agency.

Pollution Prevention During Construction safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: the use of plant and machinery; oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds; the control and removal of spoil and waste.

The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an environmental permit which the Environment Agency will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.

The discharge of domestic sewage associated with a development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The End 2 applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permitcheck-if-you-need-one>.

The discharge of domestic sewage associated with a development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

Definitions:

a) European protected site – means a site listed under the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) (see regulation 8) and a Ramsar Site, meaning given at Section 37A of the Wildlife and Countryside Act 1981

b) Site of Special Scientific Interest - has the meaning given at Section 52 of the Wildlife and Countryside Act 1981

c) General Binding Rules means – the standard rules published by the Environment Agency pursuant to the Environmental Permitting Regulations 2016

d) A phosphorus sensitive catchment area has the same meaning as Section 96C of the Water Industry Act 1991

e) High archaeological and heritage sensitivity – means Registered Parks and Gardens, Scheduled monuments, Registered battlefields, World Heritage Site

f) Small sewage treatment plant (also known as a 'package treatment plant) – means a system that treats the liquid so it is clean enough to go into the ground or a surface water

g) Notification to the LPA shall be provided via an electronic or physical letter, sent to developmentmanagement@wiltshire.gov.uk, or Planning Department, Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

h) Chemical dosing – means the use of chemicals such as a combination of ferric chloride, ferric sulphates, aluminium and a range of metallic salts to remove and capture phosphorus during treatment before the water is released back into the environment.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.