

C00520 Amesbury Below Ground Stormwater Storage Tank

January 2026



Wessex Water
YTL GROUP



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Wessex Water Environmental Policy Objectives

To achieve the company's environmental aims and commitments, including those set out in the company's Strategic Direction Statement and Business Plan, we are committed to:

- enhancing the environment through the services we provide
- operating in a socially responsible manner
- reducing emissions to levels at which adverse impacts on the environment are avoided
- improving the efficiency of our use of natural resources, energy and other inputs
- complying with and, where possible better European, national, and local codes, consents and directives
- consulting with environmental regulators and other stakeholders on proposed legislation
- engaging and involving the public and local groups in our work where it may affect them
- ensuring that our assets and working practices are resilient, and continue to deliver high quality reliable services, even in the face of unusual events
- being fully prepared to cope with operational emergencies that might affect the environment
- continually improving the environmental management of our activities
- continually monitoring our environmental performance
- regularly reporting on our environmental performance and associated environmental issues; and raising environmental awareness among the people we serve, our employees and other stakeholders
- communicating environmental issues and the impact of changes in environmental legislation within our company, to help enable continuous improvement and promote best practice.

1. INTRODUCTION AND NEED FOR SCHEME

This Planning and Environmental Supporting Statement (PESS) accompanies a full planning application submitted by Wessex Water for a permanent layby, bollards and a temporary compound vehicular access ("the Scheme") off Salisbury Road, Amesbury ("the Site")

The Scheme will provide both temporary and permanent suitable and safe vehicular access for a construction compound and ongoing maintenance respectively in relation to a proposed below ground stormwater storage tank. The below ground stormwater storage tank is required to attenuate the combined rain and foul water flows predicted to rise as a result of new residential development. Without construction of a below ground stormwater storage tank there is an increased risk of sewer flooding and spills to the environment.

The below ground stormwater storage tank, associated below ground pipework, new access covers and a roadside control kiosk has been confirmed to be permitted development, therefore this PESS supports the planning application for the associated permanent layby and bollards and temporary compound access only. Subsequent to pre-application advice and a slight design change 4 fence posts with interlinking chains are proposed to demarcate and enclose the kiosk area. This 'means of enclosure' is permitted development (in line with advice provided by Wiltshire Planning Authority on earlier similar applications). Furthermore since pre-application determination a further small roadside kiosk (permitted development) is proposed to house electrical controls.

2. PLANNING STATEMENT

The proposed development will involve construction of the following:

A new below ground storm water storage tank with associated below ground pipework, new access covers, two roadside control kiosks (all permitted development) and layby with bollards off Salisbury Road in Amesbury. Works will also include a temporary entrance into the adjacent construction compound.

A development of this size and in this location does not require an Environmental Impact Assessment. The works are not Schedule 1 or Schedule 2 development as defined within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, they do not require the submission of an Environmental Statement.

Therefore a planning application is submitted for full planning permission for construction of a permanent layby and bollards and a temporary compound access off Salisbury Road, Amesbury.

The remainder of the works (below ground stormwater storage tank, associated below ground pipework, new access covers and a roadside control kiosk, with demarcation fence posts and chain) will be constructed under Permitted Development Rights, as detailed in Parts 2,4 & 13 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 2015.

A Design and Access Statement has not been completed for this planning application. It is considered that the requirement for a Design and Access Statement does not apply as the proposal falls within the category of engineering operations as specified in The Town and Country Planning (Development Management Procedure) Order 2015.

3. Planning Policies

This section of the Planning and Environmental Supporting Statement summarises the relevant planning policy context and assesses the proposed scheme in the light of these policies. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1. National Planning Policy Framework

This development supports the three dimensions of sustainable development as follows;

Economic – provides infrastructure to support the growth of a strong community;
Social – supports a healthy community by reducing flood and pollution risk and providing quality infrastructure; and
Environmental – enhances the natural environment by minimising pollution; improving water quality and reducing the risk of flooding.

3.2. The Development Plan

The current Local Plan in this area is the Wiltshire Core Strategy Adopted January 2015. The proposed development is in accordance with the following applicable policies:

Core Policy 2 Delivery Strategy

Core Policy 3 Infrastructure Requirements

Core Policy 4 Spatial Strategy for the Amesbury Community Area

The proposed development provides essential sewerage infrastructure to support housing needs in the South Wiltshire HMA.

Core Policy 50: Biodiversity

The majority of the proposed development is below ground infrastructure. The infrastructure has been designed for minimal impact. Where above ground surfaces are to be altered the biodiversity matrix shows the 10% uplift through the purchase of biodiversity credits.

Core Policy 51: Landscape

The proposed development has been designed to be as unobtrusive as possible ; The majority of the proposed development is below ground infrastructure.

Core Policy 57: Ensuring high quality design and place shaping

The proposed development will be constructed and maintained to water industry guidelines. The proposed development is planned on land with no development management or planning policy history.

Core Policy 58: Ensuring the conservation of the historic environment

Ground works will be subject to archaeological monitoring in accordance with instruction from the County Archaeologist.

Core Policy 67 Flood Risk

The proposed development reduces local flood risk by supporting the construction of a below ground storm attenuation tank: attenuating flows during storm conditions, releasing flows back into the sewer network once storm conditions have abated.

Core Policy 69 Protection of the River Avon SAC

The proposed development seeks to ensure the downstream sewer overflow will not discharge untreated water to the River Avon as a result of further pressures to the sewer network with the addition of new development sewer flows.

3.3. Saved policies of the Salisbury District Local Plan

C6 Special Landscape Area

The proposed development is not located within the Special Landscape Area.

3.4. Supplementary Planning Documents:

Achieving Sustainable Development SPG (April 2005)

Please see response above under the heading 3.1 National Planning Policy Framework

Wiltshire Local Transport Plan – Car Parking Strategy

The proposed development is likely to give rise to a bi-monthly maintenance visit by a light van and a larger tanker annually. A layby is proposed to accommodate these visits.

Wiltshire Design Guide

See response above to Core Policy 57

4. Pre-Application Advice

Consultee	Consultee Comments	Follow up action (Wessex Water)
Wiltshire Highways Team	Unable to support the proposed permanent layby proposal. Section 184 licence and planning condition required for temporary construction access. TTRO required for temporary road closure PROW to be contacted re temporary impact on footpath Ames20	Subsequent productive discussions held with the highways team (Julie Cleave 21/05/2025) to agree a suitable design. Agreed design shown on drawings A licence will be applied for and the access constructed to the advice provided. The temporary access will be removed once the compound is no longer required. The permanent layby will be constructed to allow any surface water run off to drain into the site and not into the road. Required licences will be applied for.
Council's Archaeologist	Satisfied with the proposals providing groundworks are subject to archaeological monitoring	Monitoring will be procured from our specialist archaeology contractors. Groundworks are predominately required for permitted development works. A written scheme of investigation will be procured from our archaeology contractor and agreed with the County Archaeologist prior to groundworks commencing

Historic England	Pre-app advice not provided. HE contacted direct by WW on this proposal	HE satisfied with proposed archaeological monitoring and the minimal impact on the nearby scheduled monument "Lynchets at Southmill Hill"
Council's Ecology Team	Advises due to distance (6.4km) from Salisbury Plain SPA the proposal "is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects". River Avon SAC – advises the LPA must consider the impact of the development to cause adverse effects "through discharge of phosphorus in wastewater". Advises Natural England should be a consultee due to the proximity of the development on listed designations. Boundary vegetation to be retained as far as possible. Advises "Local Planning Authority must be reasonably sure that protected habitats and species are not adversely affected by development".	Please see Wessex Water's Ecological Impact Assessment (EclA) The small scale non-residential nature of the works will not increase recreational pressure on stone curlew The River Avon SAC and SSSI will also be considered in the EclA. The project is not predicted to have any impact on the River Avon SAC and SSSI through direct habitat loss or lead to increased discharge of phosphorus in wastewater. Furthermore, it is likely the project will have a positive impact given it will reduce stormwater discharges to the environment Noted Noted Noted – see EclA and above comments (3.2)

	Development will likely be required to deliver BNG Advises the need for an arboricultural survey and constraints plan.	see BNG Statement 0.05 units will be purchased through a third party provider to compensate for the loss of area habitat. see EcIA - No trees are within the red line boundary of the planning application and therefore we do not consider an arboricultural impact assessment necessary
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5. ENVIRONMENTAL APPRASIAL

The proposed development has been subject to internal environmental appraisal. An Environmental Constraints Plan (C00520/ENV/100/REV B) is enclosed for your reference. The appraisal confirms that:

- i. the proposals will not affect any site designated for nature conservation value;
- ii. the proposal *will not* impact on any protected species. An ecological survey of the site was carried in February 2024. Further follow up visits and a reptile survey were conducted during the summer of 2025. One common lizard recorded. A two stage habitat degradation will be carried out as a precautionary measure to displace any reptile should they be present in the project area.
- iii. the works within the red line boundary will not require the removal of any trees or hedgerows designated under the Hedgerow Regulations 1997(one tree will be removed as a result of the permitted development works. This will be replaced as part of Wessex Water's no net loss commitment);
- iv. the scheme will not affect any site of landscape importance;
- v. the works proposed are not located within or in close proximity to listed buildings or conservation areas;
- vi. the proposal will affect an area of archaeological sensitivity. The County Archaeologist has been consulted and archaeological monitoring will be commissioned during groundworks.
- vii. surface water run off from the proposed tanker layby will discharge into the site
- viii. the proposed development is within Flood Zone 1 which is defined by the Planning Practice Guidance as a low probability zone for flood risk. The size of this development is not greater than 1 hectare.
- ix. the proposed development is not expected to give rise to noise or odour nuisance;
- x. additional lighting is not proposed and will have no impact on the locality.
- xi. on completion, the development will give rise to minimal additional traffic movements. This is likely to include visits by a light van twice a month and a larger tanker annually. Visibility splays have been assessed and agreed with Wiltshire's highway team. There will be an increase in traffic and noise during the construction period but this will be temporary.
- xii. there are no public rights of way affected by this proposal. Footpath AMES20 adjacent to the development can remain open.
- xiii. A contaminated land Site Assessment Report (internal desk based assessment) has been completed which has shown that there is a low risk of soil/water contamination due to no evidence of current or previous industrial use.

6. Environmental Compliance

Design and construction of this development is being carried out in accordance with our environmental management system which is certified to the ISO14001 standard. A scheme specific Environmental and Third-Party Management Plan (E3MP) has been produced for the development which summarises environmental actions and permissions required. Environmental actions relevant to the construction phase of the scheme will be transposed into a Construction Environment and Third Party Management Plan (CE3MP) which will be briefed out to the construction team and made available on site during the construction period. The site will be audited for environmental compliance with relevant policies and procedures during the construction phase of the scheme.

7. SUMMARY

The scheme will deliver environmental benefits by attenuating combined rain and foul water flows predicted to rise as a result of new residential development. Without construction of the below ground stormwater storage tank there is an increased risk of sewer flooding and spills to the environment.

No significant adverse effects on the environment are anticipated.

Appendix A

Environmental Constraints Plan

