



Wiltshire Council
Planning Services
Electronic submission only

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Date: 5th of March 2026
Our reference: GM-4926

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Dear Sir / Madam,

CLOPUD APPLICATION FOR THE REPLACEMENT OF EXISTING UNDERGROUND SEWAGE TREATMENT PLANT IN ACCORDANCE WITH PLANNING APPROVAL W/04/02439/FUL AT HOSPITAL OF ST JOHN, HEYTESBURY, WILTSHIRE, BA12 0HW.

On behalf of our client, Wild Capital 1 Ltd, I herein submit an application for a Certificate of Lawfulness of Proposed Use of Development for the replacement of the existing Package Treatment Plant [PTP] with a modernised PTP at the above-mentioned location.

As you may be aware, the site benefits from planning permission ref: W/04/02439/FUL for the “*Replacement of existing underground sewage treatment plant*”, approved on the 17th of February 2005, subject to a single condition that reads:

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

REASON: In accordance with Section 91 of the Town & Country Planning Act 199

To confirm, the above-referenced permission has been implemented.

The proposed modernised PTP would fall under the description of development and does not conflict with the operative part of the planning permission (that being the “*Replacement of existing underground sewage treatment plant*”). The updated design maintains full compliance with the original consent by operating within the same land use classification and preserving the intended function and operational parameters of the authorised infrastructure. As such, the development constitutes a lawful exercise of the extant planning permission and, in our view, does not require further planning consent.

For the avoidance of doubt, the reason our client wishes to upgrade the PTP is entirely a matter of practical necessity and improved environmental performance. The existing unit is approaching the end of its serviceable life, and the proposed replacement offers significantly improved effluent quality, as set out above.



In terms of the physical parameters of the proposed development, the applicant has confirmed the following:

The proposed PTP will be installed at a comparable depth to the existing PTP unit. Any difference in installation depth is anticipated to be marginal at less than 40cm. Critically, the proposed unit does not extend beyond the approved red line boundary, as confirmed by the submitted plans.

No new drainage runs are required outside of the redline, and the proposed unit will connect to the same existing discharge point and sampling chamber as shown on the approved plans. There are no changes required to the drainage pipes outside of the redline.

The proposed unit is designed to serve the same population equivalent (70 PE) and daily flow rate (~10.5 m³/day) as the approved and implemented system. Notably, the proposed PTP achieves significantly improved effluent quality compared to the existing plant, with BOD₅ of 5 mg/l (against the consented 20 mg/l), suspended solids of 13 mg/l (against the consented 30 mg/l), and ammoniacal nitrogen of 0.7 mg/l (against the consented 20 mg/l). The replacement therefore operates well within the parameters of the approved consent and represents a betterment in environmental performance.

The existing primary settlement tank, as shown on the approved plans, is to be retained. There has been no proposal to remove this structure, and it will remain as per the existing permission. Additionally, no new pumping station is required. The existing pumping station will remain in use as currently, within the same approved footprint. There is therefore no additional infrastructure works required beyond the like-for-like replacement of the PTP unit itself.

In light of the above, it is clear that the proposed development is entirely consistent with the approved description of development and the operational parameters of the extant permission ref: W/04/02439/FUL. The development constitutes a lawful exercise of that permission and, in our view, does not require further planning consent.

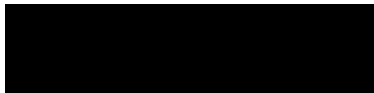
By way of background, our client advanced a non-material amendment application to add a condition with regard to the submitted and approved plans, which was refused by way of written notice on the 15th of January 2026. It was confirmed at that time, verbally, that the Council would not have means to enforce against the development should the client proceed, on the basis that the extant permission does not carry a plans condition and the proposed works would be in accordance with the permission as granted. This application is brought forward on that basis, and in the interests of providing the Council with the technical information necessary to confirm the lawfulness of the proposed works.



It is recognised the Hospital of St John is a Grade II Listed Building, as are the Stables to the northeast of Hospital of St John, and the walls, railings, gates and piers to the front and east side of the Hospital of St John. The Hospital and stables were listed in September 1968, and the walls, railings, gates and piers were listed in July of 1986. As such, the context in terms of heritage is unchanged from the application ref: W/04/02439/FUL, approved in 2005.

I trust this information is met with your approval and will help to ensure that this application is considered favourably. If you require any further information, do not hesitate to get in contact.

Yours faithfully,

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Clare Bolton | Senior Planner | Chapman Lily Planning Limited