

# APPLICATION FOR FULL-PLANNING PERMISSION

## CASE OFFICER REPORT

|                                 |                                                                                                  |
|---------------------------------|--------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/02303                                                                                    |
| <b>APPLICATION TYPE:</b>        | Full planning permission                                                                         |
| <b>SITE ADDRESS:</b>            | Buckley Barracks Building 78 Boiler House, Lower Stanton Street, Quinton, Hullavington, SN14 6BY |
| <b>DEVELOPMENT DESCRIPTION:</b> | New stainless steel boiler flue installed adjacent to the existing redundant chimney             |
| <b>RECOMMENDATION:</b>          | Approve with Conditions                                                                          |

### SITE DESCRIPTION/CONTEXT

Buckley Barracks is an established and operational Ministry of Defence military installation, characterised by a mix of utilitarian, service and technical buildings associated with defence infrastructure and operations. Building 78 is a purpose-built boiler house serving the low-temperature hot water (LTHW) district heating network for the wider MOD site. The building is an existing brick water tower structure with a redundant chimney. The site accommodates plant and infrastructure required for on-site energy generation and distribution.

The application site lies within the secure and enclosed barracks campus. It is surrounded by other MOD buildings, hardstanding, service routes and operational infrastructure typical of a military complex. There is no public access to the site, and it is not readily visible from public roads, footpaths or other public land, given existing boundary treatments and secure fencing.

The surrounding area is predominantly developed for defence and operational purposes, with no nearby residential uses. The wider site is located in the open countryside but is not subject to any landscape designations. The building is not subject to any historic designations its self but is washed over by the Hullavington Airbase conservation area, A number of listed building are located to the south west of the proposed development area.

### PROPOSAL

The application seeks full planning permission for the installation of a new stainless-steel boiler flue at Building 78 (Boiler House) within MOD Buckley Barracks, Hullavington. The proposed flue would be installed adjacent to the existing redundant chimney and fixed to the side of the existing brick water tower structure. The development forms part of the continued operation and upgrade of the site's low-temperature hot water (LTHW) district heating system, serving the wider MOD estate. The works are operational in nature and do not involve any change to the established military and infrastructure use of the site. No alterations are proposed to access, parking arrangements or the wider site layout.

The proposal relates solely to works at the building scale and does not involve any change in the established use of the site, which remains in military and infrastructure use.

### PLANNING HISTORY

| <b>Proposal / Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/08/02550/LBC - Listed building consent Decision - Approve with Conditions Date: 11/2/2009 – Replacement of One Window and Five Top Sashes on Main Hall; Paint & Repair 80 Windows to East and West Elevations                                                                                                                                                                                                                                    |
| PL/2023/00262 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 16/3/2023 – Programme of maintenance and repair work at Buckley Barracks to include: • Re-roofing to one roof slope – B20 • New Flooring – B24 • Replacement sash window – B50 • New Flooring – B79 • Install new internal door – B81 • Stone masonry repair/replacement and re-pointing to listed buildings – B81 • Re-roofing to one roof slope – B81 |
| PL/2023/02247 - Approval of details reserved by a condition Decision - Withdrawn by Applicant Date: 14/9/2023 – Discharge of Condition No 2 on PL/2023/00262 (Programme of maintenance and repair work at Buckley Barracks)                                                                                                                                                                                                                        |
| PL/2023/03279 - Approval of details reserved by a condition Decision - Withdrawn by Council Date: 26/4/2023 – Discharge of Condition No 2 on PL/2023/00262 (Programme of maintenance and repair work at Buckley Barracks, Hullavington)                                                                                                                                                                                                            |

## **RELEVANT LEGISLATION, POLICIES AND GUIDANCE**

### Statutory Legislation:

#### National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

#### Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 10: Spatial Strategy for the Chippenham Community Area

Core Policy 37 Military Establishments

Core Policy 41 Sustainable Construction and Low-Carbon Energy;

Core Policy 55 Air Quality;

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

### Emerging Plan

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the Council in May (2026).

### Neighbourhood Plan:

Hullavington Neighbourhood Development Plan (HNDP) (2016–2026)  
Adopted 2019

- Policy 1 – Settlement Boundary
- Policy 3 – Planning Applications in the Parish (apart from allocated sites)

### Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Air Quality SPD (July 2023)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Hullavington Airbase (RAF Hullavington) – Conservation Area

## **ISSUES**

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether there will be any land contamination / air quality issues (CP 55)
- What planning obligations are required to make the development acceptable in planning terms?

## **CONSULTATION RESPONSES**

Parish/Town Council: No objection

## **REPRESENTATIONS**

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No public representations were received in response to this application.

**ASSESSMENT** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

## **Principle of Development**

### *Policy Context*

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.

- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The site comprises part of an existing operational MoD establishment. As such, Core Policy 37 is most relevant to the proposal. CP37 states that:

*New development and changes of use at operational facilities that help enhance or sustain their operational capability will be supported...*

*...Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character.*

### **Assessment**

Although MOD Buckly Barracks lies outside any defined settlement boundary, Core Policy 1 of the Wiltshire Core Strategy (WCS) confirms that development outside settlements is strictly controlled unless exceptional circumstances apply; operational military infrastructure is one such recognised circumstance where development is required to maintain essential site functions. The NPPF supports proportionate upgrades to existing infrastructure and encourages the efficient use of previously developed land

The proposed flue would be installed adjacent to the existing redundant chimney and fixed to the side of the existing brick water tower structure. The development forms part of the continued operation and upgrade of the site's low-temperature hot water (LTHW) district heating system, serving the wider MOD estate. As such, the development represents minor operational upgrading on long-established, previously developed (brownfield) land.

### **Conclusion**

Accordingly, the proposal accords with the principle of development established by the WCS, NPPF and neighbourhood plan, and is therefore acceptable in principle.

## **Design and Impact on the Character and Appearance of the Area**

### **Policy Context**

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.

- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

### *Assessment*

The proposal comprises the installation of a new stainless-steel boiler flue adjacent to an existing redundant chimney on Building 78 within MOD Buckley Barracks. The building is a functional, utilitarian structure forming part of a wider complex characterised by service, infrastructure and operational buildings. As such, the site reflects its historic and ongoing use.

In design terms, the proposed flue is modest in scale, clearly subordinate to the host building, and read against the backdrop of existing plant, chimneys and service infrastructure. Its appearance as a stainless-steel installation is consistent with contemporary mechanical equipment typically associated with boiler houses and does not introduce an incongruous or visually intrusive element. The proposal respects the functional character of the site and avoids unnecessary ornamentation, in line with the expectations for high-quality but contextually appropriate design set out in Core Policy 57 of the Wiltshire Core Strategy.

The development responds appropriately to the historic and built environment. While the site lies within the Hullavington Airfield Conservation Area, the works are confined to an existing service building and do not affect key historic structures, views, spatial arrangements or defining characteristics of the former airfield. The flue does not obscure or detract from the significance of heritage assets within the Conservation Area, nor does it adversely affect the setting of nearby listed buildings.

### *Conclusion*

The proposal represents a modest and functional upgrade to existing utility infrastructure within the secure MOD Buckley Barracks site and, as such, results in no adverse impact on the character or appearance of the surrounding area. The proposal is deemed to be in accordance with Wiltshire Core Policy CP57 the Policies of the Neighbourhood Plan and objective of the NPPF.

## **Impact on Heritage Assets**

### *Policy Context*

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council’s Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

### *Assessment*

The application site lies within the Hullavington Airfield Conservation Area, with a number of listed and non-listed heritage assets located in the wider MOD estate. The proposal involves the installation of a stainless-steel boiler flue on an existing boiler house building and does not require demolition or alteration to any historic fabric of significance.

The works are minor, functional in nature, and confined to a utilitarian service building that does not make a strong positive contribution to the significance of the Conservation Area. The design, scale and siting of the flue respect the established character of the site and do not

interrupt important views, spatial relationships or historic layout associated with the former airfield. As such, the proposal would preserve the character and appearance of the Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would result in no harm to the significance of the Hullavington Airfield Conservation Area or nearby heritage assets. The proposal preserves the character and appearance of the Conservation Area, complies with statutory duties, and accords with national and local heritage policies. As such, the impact on heritage assets is acceptable in planning terms.

### *Conclusion*

Given the limited scale and discreet nature of the proposal, there would be no harm, either substantial or less than substantial, to the significance of designated heritage assets or to the setting of nearby listed buildings. The proposal therefore accords with Chapter 16 of the NPPF, including paragraphs 208–215, and with Core Policy 58 of the Wiltshire Core Strategy.

### **Amenity**

#### *Policy Context*

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

#### *Overlooking / loss of privacy*

The application site is located within a secure MOD barracks environment and is surrounded by non-residential, operational buildings. The proposal involves the installation of a boiler flue and does not introduce windows, raised platforms or any features that would enable overlooking. There are no nearby residential properties whose privacy would be affected. Accordingly, the proposal would not result in any loss of privacy.

#### *Loss of light / overshadowing*

The proposed flue is modest in scale and attached to an existing building. It would not materially alter the height or massing of the structure in a way that would cause overshadowing. Given the absence of adjacent residential receptors and the limited scale of the works, there would be no adverse impact on daylight or sunlight to neighbouring occupiers.

#### *Overbearing Impact / Overall sense of enclosure*

The development would not appear visually dominant or overbearing. It is ancillary to the existing boiler house and typical of service infrastructure within a military estate. The proposal would not intensify the use of the site, generate additional activity, or introduce noise or disturbance beyond the existing baseline. As such, the overall level of amenity experienced by surrounding occupiers would remain unchanged.

### *Conclusion*

The proposal would have no adverse impact on residential amenity, in terms of privacy, light, or outlook. It therefore complies with Core Policy 57 (vii) of the Wiltshire Core Strategy and Paragraph 135 of the NPPF, which seek to ensure a high standard of amenity for existing and future users.

## **Highways Impacts and Parking**

### *Policy Context*

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

### *Assessment*

The proposal relates to minor operational works within an established and secure MOD facility. The development does not involve any changes to existing vehicular or pedestrian access arrangements, nor does it alter the internal circulation of the site. All access would continue to be taken from the existing private road network within Buckley Barracks, which is designed to accommodate service and operational vehicles.

Given the scale and nature of the works, the proposal would not give rise to any additional traffic movements during operation and would only generate minimal, short-term vehicle movements during installation. These works can be accommodated within the existing highway and access arrangements without detriment to highway safety. There would be no severe residual impact on the surrounding highway network.

No additional parking or cycle provision is required, as the proposal does not intensify the use of the site or increase staff numbers. The development would not affect any public rights of way, footways or cycle routes, and no opportunities for enhanced active travel are prejudiced.

Refuse storage and collection arrangements remain unchanged and compliant with existing arrangements on the MOD site.

### *Conclusion*

The proposal is acceptable in highway and parking terms. It would not result in additional traffic, would not compromise highway safety, and would not adversely affect parking provision, sustainable transport objectives or public rights of way. The development therefore complies with Core Policies 60–64 of the Wiltshire Core Strategy, relevant transport guidance, and the aims of the NPPF in seeking safe and sustainable development.

## **Ecology and Biodiversity**

### *Policy Context*

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

### *Assessment*

In this instance, the application is considered to fall within the “de minimus” exception to Biodiversity Net Gain but the onus is on the applicants/developers to confirm their compliance with this new legislation outside of planning as the legislation is deemed, regardless of any permissions granted. The site is also considered to comply with CP50 of the WCS as the very limited development of the site is not considered to result in any net loss.

## **Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)**

### *Policy Context*

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

### *Assessment*

The proposed works would be limited to upgrading existing boiler house infrastructure within Building 78 and would not introduce any new processes, emissions sources, or activities that could give rise to environmental harm.

Given the nature and small-scale of the development, it is not considered that the development would result in any adverse environmental effects, and the proposals aren't deemed to trigger the need for mitigation, as no pollution risks or land contamination impacts have been identified

As the works would take place within an established operational setting and do not intensify use, alter fuel types, or affect on-site emissions, the development does not engage the thresholds identified in the Wiltshire Council Air Quality SPD (2023) relating to AQMAs, EV infrastructure, or additional mitigation measures.

Importantly, Public Protection have raised no objection and have confirmed no amenity, environmental, or pollution concerns.

### *Conclusion*

On this basis, the proposal is considered environmentally acceptable and fully in accordance with the Wiltshire Core Strategy, national policy, and local air-quality guidance. The proposed development is considered acceptable in planning terms. The benefits of the scheme, including the continued safe and efficient operation of existing energy infrastructure, the maintenance of the low-temperature hot water district heating system, and the support of the ongoing operational requirements of the MOD site, are judged to outweigh any identified harms. Any limited impacts arising from the development are minor, site-specific and can be appropriately mitigated through planning conditions or other controls. The proposal is therefore in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

### **RECOMMENDATION:**

**That Planning Permission be GRANTED, subject to**

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 and Block Plan DRM 301001-360DS-78-XX-DR-M-0302-A1 Received 8<sup>th</sup> April 2026
- Proposed Elevations DRM 301001-360DS-78-XX-DR-M-0301-A1 Received 8<sup>th</sup> April 2026
- Proposed Roof Plan DRM 301001-360DS-78-XX-DR-M-0201-A1 Received 8<sup>th</sup> April 2026
- Application Form Received 8<sup>th</sup> April 2026

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

3. The materials to be used in the construction of the external flues shall be matt-black painted stainless steel, as specified in the application.

Reason: To ensure a high-quality appearance that accords with Core Policy 57 (WCS) and the NPPF Section 12 design requirements.

### **Informative Notes**

1. 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.
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 none of the statutory exemptions or transitional arrangements listed below are considered to apply.

3. 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.

4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.