



Full Planning Application

Welfare Building

Purton Sewage Treatment Works
West Marsh
Purton
SN5 4HG

Planning Application Supporting Statement

April 2026

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1. Introduction & Background to Development

- 1.1. This Planning Statement has been prepared on behalf of Thames Water Utilities Limited (the applicant) in relation to a proposed development at Purton Sewage Treatment Works (STW) site on West Marsh, Purton, Wiltshire, SN5 4HG.
- 1.2. The proposed development is for the provision of welfare facilities required in association with the ongoing management and operation of the Thames Water's operational estate. Thames Water own and operate over 3,000 operational sites and manage and maintain over 31,000km of water mains and 67,000km of sewers. To safely and effectively manage and maintain the operational estate it is necessary to ensure that suitable welfare facilities are available for operational staff at sites around the Thames Water estate.
- 1.3. Suitable welfare facilities are required to be provided under the Workplace (Health, Safety and Welfare) Regulations 1992 (the Regulations). The Health and Safety Executive (HSE) Workplace health, safety and welfare Code of Practice provides further guidance on the implementation of the Regulations.
- 1.4. This Planning Statement sets out the details of the proposed development at the site, which is required to comply with the Regulations, and assesses the proposal against relevant national and local planning policies together with other material considerations. It should be read in conjunction with the following plans that have been submitted with the application:
 - Application Drawings and documents
 - Location Plan
 - Drawing 15740 – Floor Plan
 - Drawing 15740 – Elevations
 - Drawing 4266-AS1 Rev PL1
 - Ecological Technical Note

2. Application Site and Surrounding Area

- 2.1. The site is located to the north of Purton off Mopes Lane. The site is surrounded by agricultural land and is not the subject of any designations on the Wiltshire Core Strategy Proposals Map or North Wiltshire Local Plan Proposals Map. The site lies within Flood Zone 1.

3. Proposed Development

- 3.1. The proposals involve the provision of a new prefabricated welfare building for use by operational staff measuring 6.1m x 3.05m x 2.53m high.
- 3.2. The proposed welfare building includes toilet facilities, a changing area and small canteen.

4. Planning Policy

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy

- 4.2. The revised National Planning Policy Framework (NPPF) December 2024. The policy guidance it contains which is relevant to the determination of this application includes:
- A presumption in favour of sustainable development.
 - Approving development proposals that accord with the development plan without delay.
 - Proactive drive and support for sustainable economic development to deliver infrastructure that the country needs.

- 4.3. Key extracts of the NPPF that are considered relevant to the proposed development include:

- Paragraph 11 states: *“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”*
- Paragraph 20 of the NPPF sets out that: *“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”*

Development Plan

- 4.4. The Development Plan for the area consists of the Wiltshire Core Strategy adopted 2015 (the Core Strategy) together with saved policies of the North Wiltshire Local Plan 2011 (the Local Plan).

- 4.5. Policies of the Core Strategy that are of particular relevance to the proposed development include:

- Core Policy 3 – Infrastructure Requirements
- Core Policy 50 – Biodiversity
- Core Policy 51 - Landscape

- 4.6. Policies of the Local Plan that are considered relevant to the development include:

- Policy C3 – Development Control Core Policy
- Policy NE11 – Conserving Biodiversity
- Policy NE15 – The Landscape Character of the Countryside

5. Development Appraisal

Principle of Development

- 5.1. The STW provides essential infrastructure for the treatment wastewater. Such facilities together with the network of pumping stations that help to transmit sewage to the treatment works require frequent inspections and maintenance activities along with emergency works when necessary. Associated with operational inspection and maintenance activities there is a requirement to provide suitable welfare facilities for staff and contractors to ensure compliance with the Workplace (Health, Safety and Welfare) Regulations 1992 (the Regulations) and the Health and Safety Executive (HSE) Workplace Health, Safety and Welfare Code of Practice. Ensuring that suitable welfare facilities are in place on site will assist with ensuring the efficient operation of the works and contribute to maintaining sewage treatment operations helping to protect the environment.

Core Policy 3 of the Core Strategy relates to infrastructure requirements. The development will help ensure that infrastructure required to support the local area operates effectively and is therefore considered to comply with the aims of the policy.

Design and character of the area

- 5.2. The proposal consists of the provision of a prefabricated welfare building. The unit proposed will not be permanently occupied and will provide welfare facilities for use by operational staff and contractors maintaining and repairing the site and other nearby operational sites.
- 5.3. The design of the proposed development is functional and fit for the purpose proposed without compromising the ability to undertake any necessary future operational activities as the pre-fabricated design will enable the building to be repositioned if necessary to accommodate any future upgrades at the site. The site is well screened from surrounding land uses limiting any impact on the wider area.

Sustainability

- 5.4. The building will ensure that adequate welfare facilities are available for operational staff working at the site. Providing a pre-fabricated building will allow the building to be repositioned on the site or reused on other operational sites in the event that changes at the site or operating practices impact on the need for facilities at the site.

Ecology and Biodiversity Net Gain

- 5.5. An ecological walkover survey was conducted of the area for the proposed works in November 2025 and a technical note of the survey is appended to the application. All works will be undertaken in accordance with the recommendations within the technical note to ensure that the ecological impacts of the development are avoided or mitigated in accordance with national and local policies.
- 5.6. The proposed development will be located on an area of modified grassland habitat and the total area of development is under 25m². As such the development will not result in a decrease in biodiversity units and the proposals will be exempt from mandatory Biodiversity Net Gain.

6. Conclusion

- 6.1. The proposed development is required to ensure that suitable welfare facilities are provided for operational staff and contractors working at the site and on the surrounding network in order to comply with HSE guidance. The development is considered to comply with relevant national and local policy and should be approved expeditiously.

