

Planning, Design and Access Statement

Householder Planning Application

Site	2 Heathway, Corsley, Warminster, Wiltshire, BA12 7PJ
Proposal	Installation of a package sewage treatment plant and associated drainage field to serve the existing dwelling, with disconnection from the existing treatment system
Applicant	Judith Selman
Agent	INK Studio Architects
Local Planning Authority	Wiltshire Council
Project reference	0394
Date	October 2026
Revision	[-]

1. Introduction

This statement has been prepared by INK Studio Architects on behalf of Judith Selman to accompany a householder planning application to Wiltshire Council for the installation of a new package sewage treatment plant and drainage field within the rear garden of 2 Heathway, Corsley.

The works are needed so that the dwelling can be disconnected from its existing foul drainage arrangement and served instead by its own self-contained treatment system. No change is proposed to the dwelling, its use or its occupancy, and there are no changes to ground levels or surface finishes.

A Design and Access Statement is not a statutory requirement for a householder application of this nature. This statement is submitted to explain the proposal, the response to the Council's pre-application advice, and the proposal's compliance with the development plan.

The statement should be read alongside the following drawings:

Drawing no.	Title	Scale
0394-01	Site Location Plan	1:1250 @ A3
0394-02	Existing Site Plan	1:200 @ A3
0394-03	Proposed Site Plan	1:200 @ A3
0394-04	Proposed Treatment Plant (manufacturer's plan, elevation and technical data)	NTS @ A3

2. Pre-application Advice

An enquiry was made to Wiltshire Council to establish whether the works could be carried out as permitted development. The Council's response, dated 14 October 2026 (Planning Liaison Officer), advised that the installation of a sewage treatment system involving excavation, the installation of a tank and pipework and the construction of a drainage field amounts to an engineering operation, and therefore development under Section 55 of the Town and Country Planning Act 1990, requiring planning permission. This application follows that advice.

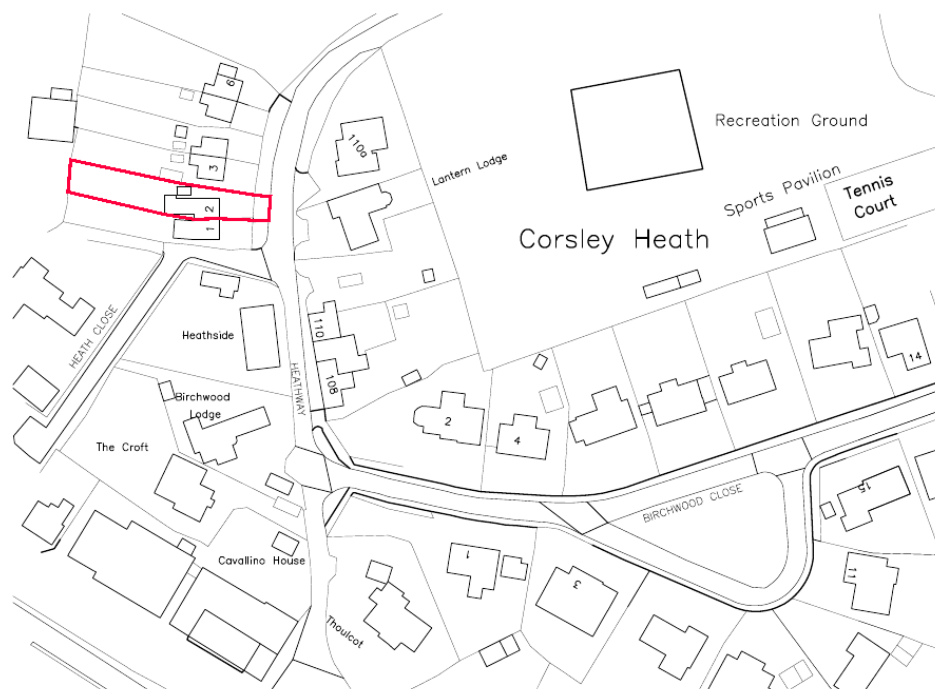
The Council's letter refers to a "septic tank". For clarity, the proposal is a packaged sewage treatment plant (Harlequin CAP6), which provides aerobic secondary treatment and a substantially cleaner effluent than a septic tank. The Council's conclusion that planning permission is required applies equally to this type of installation. The advice was an informal officer opinion; it did not raise any concerns about the acceptability of the proposal itself.

3. Site and Context

3.1 The site

2 Heathway is a dwelling on the western side of Heathway at Corsley Heath, forming one of a pair with No. 1 to the south (drawing 0394-01). The property has a long, narrow rear garden running west from the house, bounded by established planting along both side boundaries. The garden is laid largely to lawn, with outbuildings and garden structures close to the house.

The surrounding area is residential in character, with detached and semi-detached houses in generous plots, the Corsley Heath recreation ground to the east of Heathway, and open fields beyond the rear gardens to the west.



SITE LOCATION PLAN
SCALE - 1:1250 @ A3

Figure 1: Site location plan, application site outlined in red (drawing 0394-01)

3.2 Existing drainage

Foul drainage from No. 2 currently runs from an existing manhole close to the rear of the house to an existing treatment plant system (drawing 0394-02). No. 2 is the head of that drainage run: no other property or drainage connects into the run before No. 2. The existing foul drain will be capped and sealed downstream of the existing manhole, so the disconnection does not affect any other property's drainage.

[Confirm: whether a public foul sewer is available within a reasonable distance of the site, and the ownership/status of the existing treatment system. See Section 7.3.]



Figure 2: Existing site plan showing the existing manhole and foul drain (drawing 0394-02)

3.3 Designations and constraints

The following were checked or are to be confirmed:

- Conservation area: the application site is not within a conservation area
- Listed buildings on or adjoining the site: there are no designated assets within the vicinity of the application site.
- Flood zone: The application site is in Flood Zone 1
- Watercourses: none within 10 m of the drainage field (drawing 0394-03)
- Water supplies (wells, springs, boreholes): none within 50 m of the drainage field (drawing 0394-03)

Because the works are entirely below ground, with only a flush access cover visible at the surface, they would have no effect on the character or appearance of the area or the setting of any heritage asset, whatever the outcome of these checks.

4. Planning History

[Planning history for 2 Heathway to be confirmed from the Council's online register.] A search of publicly available listings identified one current application on adjoining land of direct relevance:

Reference	Description	Status	Received
PL/2026/05745 (3 Heathway)	Householder application including a small sewage treatment plant, together with EV charger, solar panels, air-to-water heat pump, battery storage and other works	Pending	3 Oct 2026

5. The Proposal

The proposal comprises (drawings 0394-03 and 0394-04):

- A new manhole adjacent to the house, receiving the existing soil and vent pipe and the existing cloakroom drainage.
- A new 100 mm diameter foul drain from the new manhole to the treatment plant, laid at a fall of 1 in 40.
- A Harlequin CAP6 package sewage treatment plant, sized for 1–6 persons, installed fully below ground towards the western end of the garden.
- A 4.5 m × 4.0 m (18 m²) drainage field of perforated distribution pipes laid in the top 700–800 mm of the soil, at least 1 m from the treatment plant and at least 15 m from any dwelling.
- Capping and sealing of the existing foul drain downstream of the existing manhole.

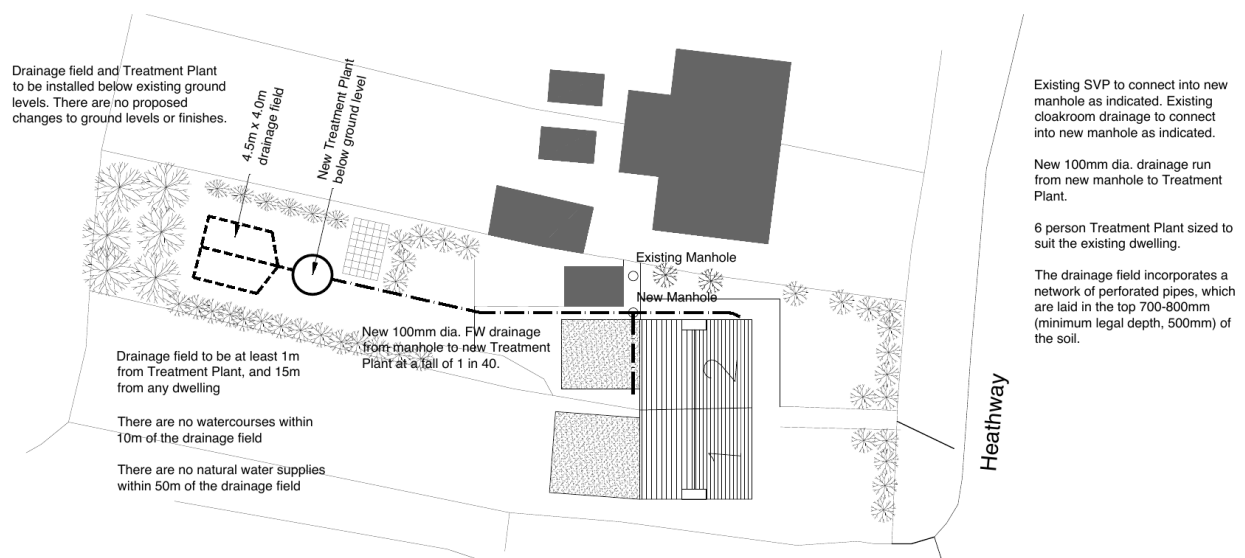


Figure 3: Proposed site plan showing the new manhole, drain run, treatment plant and drainage field (drawing 0394-03)

6. Design

6.1 Amount

The development comprises a single buried treatment unit (1,600 mm diameter, 2,180 mm deep) and an 18 m² below-ground drainage field, with associated pipework. No floorspace is created and there is no change to the number of bedrooms or occupants of the dwelling.

6.2 Layout

The plant and drainage field are positioned in the rear garden, away from the house and from neighbouring dwellings. Their location has been determined by the technical requirements for safe effluent dispersal: a minimum of 15 m from any dwelling, more than 10 m from any watercourse, more than 50 m from any water supply, and on ground where a trial hole and percolation test have been carried out. The drainage run follows the most direct route from the house at a self-cleansing gradient of 1 in 40.

6.3 Scale

All elements are below ground. The plant's overall height of 2,180 mm sits wholly within the excavation, with only the access lid at ground level. There is no above-ground built form.

6.4 Landscaping

Existing ground levels and finishes are retained (drawing 0394-03). Excavated areas will be reinstated as lawn following installation. The established boundary planting along both side boundaries is unaffected; the works are positioned within the open lawned area of the garden. [Confirm: no trees are to be removed and no root protection areas are affected.]

6.5 Appearance

Once installed, the only visible element will be a low-profile access cover at ground level within a private rear garden, not visible from Heathway or any public vantage point. The proposal therefore has no material effect on the appearance of the property or the street scene.

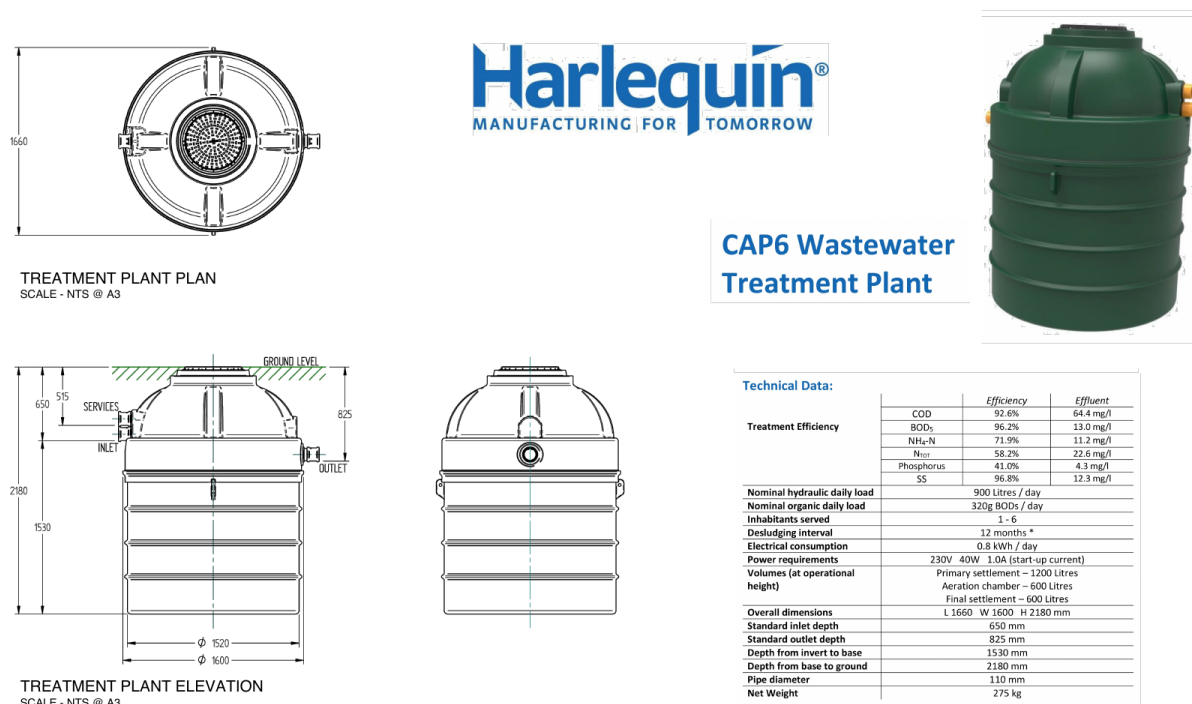


Figure 4: Harlequin CAP6 treatment plant – plan, elevation and technical data (drawing 0394-04)

7. Environmental Considerations

7.1 Treatment performance

The CAP6 unit provides primary settlement, aeration and final settlement. The manufacturer's data (drawing 0394-04) give a nominal hydraulic load of 900 litres per day and the following effluent quality:

Parameter	Removal efficiency	Effluent quality
BOD5	96.2%	13.0 mg/l
Suspended solids	96.8%	12.3 mg/l
Ammonia (NH ₄ -N)	71.9%	11.2 mg/l
COD	92.6%	64.4 mg/l
Total nitrogen	58.2%	22.6 mg/l
Phosphorus	41.0%	4.3 mg/l

A package treatment plant of this kind is a higher standard of treatment than a septic tank and is the preferred non-mains option where connection to a public sewer is not available.

7.2 Drainage field design

A trial hole and percolation test have been carried out at the drainage field location. The drainage field has been sized using the standard formula for treatment plant effluent, $A_t = p \times V_p \times 0.2$, giving a required area of 18 m², which the 4.5 m x 4.0 m field provides.

7.3 Need and the drainage hierarchy

National planning practice guidance sets out a hierarchy for foul drainage, with connection to the public sewer preferred, followed by a package treatment plant, and only then a septic tank. There is no public foul sewer within a reasonable distance of the site and the existing private system is in poor condition requiring replacement or decommissioning. The proposal adopts the higher-performing non-mains option.

7.4 Environmental regulation

The discharge is to ground via a drainage field at a volume well below 2 m³ per day. It is intended to operate under the Environment Agency's General Binding Rules for small sewage discharges, which require, among other things, a drainage field sited away from watercourses and drinking-water sources, a system that meets the relevant British Standards, and regular maintenance. The plant will be installed in accordance with BS EN 12566-3 and the drainage field to BS 6297 and Approved Document H of the Building Regulations; a separate Building Regulations application will be made.

7.5 Maintenance

The manufacturer specifies a desludging interval of 12 months. Desludging will be carried out by a licensed contractor, with the tanker parked on Heathway.

7.6 Water quality and protected sites

The proposal serves an existing dwelling and creates no new residential unit or additional overnight accommodation. It does not increase the volume of wastewater generated at the site, and it provides a modern standard of treatment. It would not therefore give rise to any additional nutrient load on protected water bodies.

8. Access

8.1 Vehicular, pedestrian and cycle access

Existing access to the property from Heathway is unchanged. The proposal generates no additional traffic and has no effect on highway safety, parking provision or pedestrian routes. The only vehicle movements associated with the development are an annual desludging visit and occasional servicing.

8.2 Inclusive access

The proposal is a below-ground utility installation and does not alter the dwelling or any route into or around it. Inclusive access considerations under Part M of the Building Regulations are not engaged.

8.3 Access consultation

No separate consultation on access has been undertaken, as the proposal does not alter access arrangements. This is proportionate to the nature of the works.

8.4 Construction access and constraints

Installation will be carried out from within the site, with excavation and plant delivered via the existing access. The works are undertaken within the applicant's own land and do not affect any shared drainage beyond the point of disconnection.

9. Planning Policy

The development plan for the area comprises the Wiltshire Core Strategy (adopted January 2015) and other adopted plans. The emerging Wiltshire Local Plan Review was withdrawn from examination by the Council in May 2026 and carries no weight. The relevant Core Strategy policies are summarised below.

Policy	Thrust of policy	How the proposal complies
Core Policy 57 – Ensuring High Quality Design and Place Shaping	Development to respond positively to its context and protect residential amenity.	Works are entirely below ground in a private rear garden, with no visual impact. Plant sited over 15 m from any dwelling; no noise, odour or overlooking effects arise beyond those of a domestic garden.
Core Policy 51 – Landscape	Development to protect, conserve and where possible enhance landscape character.	No above-ground built form; ground levels and finishes retained; boundary planting retained.
Core Policy 50 – Biodiversity and Geodiversity	Development to avoid harm to features of nature conservation value.	Works are within a domestic lawn; boundary vegetation is retained and the area is reinstated after installation.

Policy	Thrust of policy	How the proposal complies
Core Policy 67 – Flood Risk	Development to be safe from flooding and not increase flood risk.	No change in levels or impermeable area; drainage field designed to percolation test results.
Core Policy 68 – Water Resources	Development to protect water quality and the water environment.	High-performance package plant with secondary treatment; drainage field sited clear of watercourses and water supplies; to operate under the Environment Agency's General Binding Rules.
Core Policy 69 – Protection of the River Avon SAC	Development not to adversely affect the integrity of the River Avon SAC.	Applicable only if the site lies within the catchment [to be confirmed]. No new dwelling or occupancy; no increase in wastewater; improved treatment standard.
National Planning Policy Framework	Well-designed places; prevention of unacceptable water pollution.	Proposal has no design impact and improves the standard of foul drainage treatment at an existing dwelling.

10. Conclusion

The proposal is a modest, below-ground replacement of the foul drainage arrangement for an existing dwelling, submitted in response to the Council's pre-application advice that planning permission is required. It has no visual effect on the property or its surroundings, does not affect neighbouring residents, and provides a modern standard of wastewater treatment sited and sized in accordance with the relevant technical standards.

The proposal accords with Core Policies 50, 51, 57, 67 and 68 of the Wiltshire Core Strategy and with the National Planning Policy Framework. It is respectfully requested that planning permission is granted.