

Individual Cabinet Member Delegated Decision

Subject: Adoption of the Local Development Order - Upgrading Septic Tanks and Small Treatment Plants

Cabinet Member: Cllr Nick Botterill - Cabinet Member for Finance, Development Management and Strategic Planning

Key Decision: Key

Purpose of Report

1. The purpose of the report is to:
 - I. To report on the outcome of the consultation of the draft Local Development Order – Upgrading Septic Tanks and Small Treatment Plants and resulting amendments.
 - II. To seek approval to formally adopt the Local Development Order by resolution by the Local Planning Authority.

Relevance to the Council's Business Plan

2. The Business Plan 2022-2032, 'Sustainable Environment' seeks to improve and protect biodiversity and to promote and encourage sustainable sympathetic development. Delivery of new homes where they are needed through implementation of the Wiltshire Core Strategy and Local Plan Review in a way to ensure a 'Thriving Economy'.

Background

3. Nutrient pollution is a major environmental issue for many of our most important places for nature in England. In rivers and estuaries, increased levels of nutrients (especially nitrogen and phosphorus) can harm wildlife. These nutrients are affecting the condition of internationally protected rivers, such as the River Avon Special Area of Conservation (SAC).
4. The River Avon has been identified as a [phosphorus sensitive catchment](#). The Secretary of State, in accordance with the power in Section 96C of the Water Industry Act 1991, designated catchment areas as sensitive for phosphorus or nitrogen where a habitats site is wholly or partly in England is considered in an unfavourable condition by virtue of pollution from nutrients in water from one or both of those nutrients.
5. The [Council has a strategic approach to securing phosphorus neutral development](#) in the catchment of the River Avon (Hampshire) Special Area of Conservation (SAC). The Council has been awarded up to £9.8m for capital projects via the Local Nutrient Mitigation Fund to help pump-prime nutrient neutrality interventions in the River Avon (Hampshire) catchment. This grant has been awarded on behalf of all local authorities in the catchment and helps the council to continue to work proactively and strategically in the catchment to deliver mitigation projects that may

be able to help some applicants. One way that the Council will look to deliver nutrient interventions in the catchment using the capital grant awarded, is to upgrade domestic sewage systems by replacing septic tanks with more efficient package treatment plants to benefit water quality.

6. The Local Development Order (LDO) grants planning permission for the replacement of septic tanks and small sewage treatment plants on individual properties with more efficient systems small sewage treatment systems. This approach helps streamline the planning process for these upgrades and would support the efficient delivery of mitigation projects.
7. For simplicity, this LDO is for the replacement of *single household* septic tanks or small sewage treatment works only. There may be cases where a couple of properties are attached to one septic tank or an opportunity for several properties to connect into a new small sewage treatment plant. These scenarios are more complicated than single replacements due to issues with easements and cross land ownership matters. These scenarios will be considered by separate planning applications and are outside of this LDO.
8. The LDO applies to the River Avon SAC catchment as shown in Appendix 1.

Main Considerations for the Council

9. In February 2024, [cabinet approved delegated authority](#) for the Corporate Director of Place in consultation with the Cabinet Member for Finance, Development Management and Strategic Planning to oversee and approve the preparation and public consultation of a Local Development Order (LDO) to replace septic tanks with package treatment plants.
10. The draft LDO, map of the LDO area, Statement of Reasons and Environmental Statement was [issued for public consultation from 20th May 2024 until 17th June 2024](#). Appendix 2 summarises the outcome of the consultation.
11. In summary, 18 consultation responses were received. 11 were from members of the public and expressed support for the initiative given the environmental and water quality benefits. Statutory bodies and advisory bodies, and infrastructure providers also submitted representations. Representations were also received from National Highways, Southern Water, Historic England, Test Valley Borough Council, Canal and Rivers Trust, Natural England and Environment Agency. A full response to the consultation document is included as Appendix 2.
12. Historic England, Natural England and Southern Water confirmed that they had no comments on the LDO consultation. Test Valley Borough Council confirmed that they had no comments provided Natural England and Environment Agency confirmed that no comments have been raised.
13. National Highways recommended an additional constraint that has been added to the LDO. If development is within 5 metres of the strategic highway network, then the LDO will not apply and a separate planning application with consultation with National Highways will be necessary.
14. The Environment Agency and the Canal and Rivers Trust recommended additional informatives and these have been added into the LDO. These are as follows:

Environment Agency

The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an environmental permit which the Environment Agency will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.

The discharge of domestic sewage associated with a development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

The discharge of domestic sewage associated with a development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

Canal and Rivers Trust

'Any outfall to the Kennet & Avon Canal, regardless of the need for planning permission or otherwise, will require a license from the Canal & River Trust as well as the Environment Agency. Further details of the Canal & River Trust's process and guidance on this matter can be found at <https://canalrivertrust.org.uk/media/library/4505.pdf>'

15. The proposed final LDO for adoption and the catchment map are included in Appendix 1.

Safeguarding Implications

16. There are no safeguarding implications associated with the proposal.

Public Health Implications

17. This initiative will lead to an environmental improvement. All works are required to meet Building Regulation and environmental permitting requirements. No public health implications are raised.

Procurement Implications

18. Procurement activity has been, and will continue to be, undertaken in line with relevant UK procurement legislation and policy as well as the Council's constitution.

19. Contractors have been awarded for the programme in accordance with the National Framework Partnership.
20. The Procurement team will be fully engaged.

Equalities Impact of the Proposal

21. There are no equalities impact implications in relation to the proposal.

Environmental and Climate Change Considerations

22. The proposal will help to reduce the adverse effects from phosphorus on the integrity of internationally important wildlife sites and help to generally improve the water quality in the River Avon Special Area of Conservation catchment. This will help to ensure that habitats and species are healthier and therefore more resilient to the impacts of climate change or environmental stress. Healthy ecosystems in turn help support resilience of wider ecosystems to future impacts.
23. Package Treatment Plants are aerated systems which do have small amounts of energy consumption in comparison with septic tanks that do not need electricity. This energy consumption is necessary to improve the treatment efficiency of the system. The Local Development Order does not cover chemical dosing systems, so this minimises carbon emissions from the new plants. Any upgrades in system will result in some carbon emissions from the manufacturing processes of the system, transport and from the low-level power supply needed.
24. The LDO grants planning permission, which is one stage of the approval process. It does not remove any of the requirements set by the [Environmental Permitting \(England and Wales\) Regulations 2016](#), the [General Binding Rules 2023](#), nor [Building Regulations 2010](#). Contractors and householders will be required to attain these other requirements.

Risks that may arise if the proposed decision and related work is not taken

25. If this decision is not taken there will be a delay to the delivery of phosphorus neutrality projects, and this will delay delivery of housing growth in the River Avon SAC catchment. It will also [delay the spend of the Local Nutrient Mitigation Grant](#) which could mean that grant conditions are not met.
26. There is also an environmental need for domestic sewerage to be improved. Modelled data from the Environment Agency shows that the combined impact of septic tanks in the catchment equates to 3% of the phosphorus load entering the river and this initiative will help to address that.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

27. The adoption of this LDO will require all householders in the River Avon SAC catchment to install efficient package treatment plants when upgrading their systems rather than using other less efficient systems. Whilst this will lead to an environmental improvement, it will have an initial and on-going cost implications for householders as these systems are more expensive than septic tanks and require a small amount of electricity to run.

28. Wiltshire Council is currently running a [Revamp your Tank initiative](#) to fund the replacement of septic tanks with package treatment plants in the catchment and householders can register for the scheme if interested.

Financial Implications

29. Proposals that fall under the LDO will not have to submit a planning application and so will not be subject to planning application fees. The LDO will save resource and time. However, any proposal that does not meet the constraints of this LDO will require a planning permission and the additional work will be covered by the planning application fee.

Legal Implications

30. Legal advice was sought on the preparation, consultation and adopting stages of the LDO process and the work has been undertaken in line with the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is appropriate under Wiltshire Council's Constitution for an Individual Cabinet Member to adopt the Local Development Order.

Workforce Implications

31. The LDO minimises the number of individual planning applications that will be submitted to the Council and will therefore be a benefit in terms of workforce implications. The council has been awarded revenue funding for staff to set up the capital programme and this will be used to cover resources on an interim basis until this is fully covered by charges associated with the council-led scheme. The LDO will speed up the delivery of the mitigation projects which in turn helps to facilitate housing developments and secures revenue for resource for longer term workforce through the sale of credits.

Overview and Scrutiny Engagement

32. A briefing with the Environment Select Committee chairs was undertaken on 3rd September 2024. Future monitoring and evaluation reporting on the wider Council-led phosphorus neutrality scheme will be presented to the Environment Select Committee

Options Considered

33. The 'do nothing' option was considered but this would require the Council to register, assess and determine individual planning applications rather than undertaking the work to progress an LDO. This option was rejected due to the time saving and efficiencies achieved on the medium and longer term. The constraints, conditions and informatives set out in the LDO were defined through consultation with planning colleagues and statutory consultees. The LDO will also have an environmental benefit over the longer term. No other options were considered.

Conclusions

34. The LDO will help to improve the water quality of the River Avon Special Area of Conservation. It also streamlines the planning system for these types of development and helps the Council to deliver nutrient intervention projects for sustainable development.

Sarah Valdus, Environment Director

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Appendices

Appendix 1 – Final LDO for adoption and the catchment map.

Appendix 2 – Consultation Response Document

Background Papers

[Cabinet 06/02/24 Revised Nutrient Neutrality Strategy](#)

Local Development Order Upgrading Septic Tanks and Small Sewage Treatment Plants

Local Development Order

17 September 2024

Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants

Introduction

The Local Development Order (LDO) grants planning permission for the replacement of septic tanks and small sewage treatment plants at individual properties with more efficient small sewage treatment plants.

Works are only covered by the LDO when the constraints do not apply and the conditions are complied with. These are set out below.

The LDO grants planning permission, which is one stage of the approval process. It does not remove any of the requirements set by the [Environmental Permitting \(England and Wales\) Regulations 2016](#), the [General Binding Rules 2023](#), nor [Building Regulations 2010](#). Scheme promoters will be required to attain these other requirements.

Description of development

- a. The replacement of an existing non-mains sewerage system with a small sewage treatment plant, with a treatment efficiency for Total Phosphorus removal of at least 5 mg/l without chemical dosing, including the installation of associated pipes, cables, vents, ducts, manholes or kiosks, and alongside ancillary engineering operations.

Constraints - Development not permitted if:

- a. The boundary of the premises that the system serves is within 30 metres of a public foul sewer.

- b. Is in a European protected site or affects functionally linked habitat.
- c. Is in a [site of special scientific interest \(SSSI\)](#)
- d. The development is in or likely to affect groundwater in source protection zones [1 and 1c](#)
- e. Any part of the development would be within 20 metres of a main river.
- f. Any part of the development would be within flood zone 2, 3 or 3b or requires a flood risk assessment in line with the requirements of the [National Planning Policy Framework](#) and with reference to the Council's Level 1 Strategic Flood Risk Assessment.
- g. The development would be situated within the curtilage of a listed building.
- h. The development would be situated within an area of high archaeological and heritage sensitivity.
- i. The development includes land potentially affected by [contamination](#) from a previous activity or pollution incident.
- j. The development is within 5 metres of the strategic highway boundary.

Conditions

The following conditions apply to all small sewage treatment plants permitted under but not limited to this LDO:

1. Proposals are only be deemed LDO compliant subject to the submission and subsequent local planning authority approval of the details in writing.
 - a. The plan must show the proposed location of the small sewage treatment plant in relation to the site boundaries, other existing buildings or constraints on the site.
 - b. The plan must show the location of the discharge point or drainage field
 - c. The model of the small sewage treatment plant installed
 - d. The British Water, or equivalent, accreditation certificate for the system
2. The small sewage treatment plant and drainage field shall be installed, maintained and operated without chemical dosing in accordance with the submitted specification and details hereby approved.
3. Future replacements of the system shall have an equivalent treatment efficiency of at least 5 mg/l for Total Phosphorus removal, and must meet requirements of relevant planning and environmental legislation.
4. Should the treatment system no longer be required or becomes obsolete, it must be removed within 6 calendar months unless otherwise agreed with local planning authority.
5. Any land affected by the works must be reinstated to its previous condition, as far as reasonably possible, unless written confirmation to the contrary is provided by the Local Planning Authority.
6. Within 30 days of the development being completed, the developer or land owner must provide written notification to the LPA, this must include photographic evidence of the completed works and development site.

Reason

To ensure the protection and improvement of the phosphorus sensitive catchment

Informatives

The following informatives apply to all proposals permitted under the LDO:

1. The planning permission under this Order is based on the information submitted with the application. If this information is found to be incorrect, the proposal would no longer be permitted under the LDO and any approval given would be null and void. A full planning application would then be required to regularise the development.
2. Non Mains Drainage: Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department.
3. Consent under the Building Regulations is likely to be required in most cases. Further details on the Building Regulations can be obtained from the [Wiltshire Council Building Control Service](#).
4. An installation of a package treatment plant (PTP) needs to meet the requirements of the General Binding Rules, or if an environmental permit is required, ensure it is in line with any approved permit
5. [Other environmental permissions](#) may be required.
6. Applicants should understand whether they could form part of a sewerage undertaker's legal duty (Wessex Water in this instance) to build and pay for a new sewer to connect a number of neighbouring properties (known as first time sewerage).
7. An asset register will be used to record installations in the catchment.
8. Before carrying out any tree work you must check if a tree is covered by a Tree Preservation Order (TPO), Conservation Area, or through another form of protection and appropriate action taken accordingly.-
9. Any outfall to the Kennet & Avon Canal, regardless of the need for planning permission or otherwise, will require a licence from the Canal & River Trust as well as the Environment Agency.
10. Pollution Prevention During Construction Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: • the use of plant and machinery • oils/chemicals and materials • the use and routing of heavy plant and vehicles • the location and form of work and storage areas and compounds • the control and removal of spoil and waste
11. The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an environmental permit which the Environment Agency will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.
12. The discharge of domestic sewage associated with a development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The

End 2 applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

13. The discharge of domestic sewage associated with a development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

Definitions:

- a. European protected site – means a site listed under the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) (see regulation 8) and a Ramsar Site, meaning given at Section 37A of the Wildlife and Countryside Act 1981
- b. Site of Special Scientific Interest - has the meaning given at Section 52 of the Wildlife and Countryside Act 1981
- c. [General Binding Rules](#) means – the standard rules published by the Environment Agency pursuant to the Environmental Permitting Regulations 2016
- d. A phosphorus sensitive catchment area has the same meaning as Section 96C of the Water Industry Act 1991
- e. High archaeological and heritage sensitivity – means Registered Parks and Gardens, Scheduled monuments, Registered battlefields, World Heritage Site
- f. Small sewage treatment plant (also known as a 'package treatment plant) – means a system that treats the liquid so it is clean enough to go into the ground or a surface water
- g. Notification to the LPA shall be provided via an electronic or physical letter, sent to developmentmanagement@wiltshire.gov.uk, or Planning Department, Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN
- h. Chemical dosing – means the use of chemicals such as a combination of ferric chloride, ferric sulphates, aluminium and a range of metallic salts to remove and capture phosphorus during treatment before the water is released back into the environment.



Map of Local Development Order area:
River Avon SAC septic tank replacements

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▲ 16/04/2024

Wiltshire Council

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**Consultation Statement on the Local
Development Order – Upgrading Septic
Tanks and Small Treatment Plants
(Draft for consultation, 20 May
2024 to 17 June 2024)**

1. Overview of the preparation of the Local Development Order for Upgrading Septic Tanks and Small Treatment Plants.

- 1.1. Between 20 May 2024 and 17 June 2024, the council consulted on a draft [Local Development Order for Upgrading Septic Tanks and Small Treatment Plants](#).
- 1.2. The relevant legislative provisions relating to this matter is the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3. The council has produced this 'Consultation Statement' to set out:
 - The consultation methodology;
 - A summary of the main issues from the consultation;
 - A statement setting out how the main issues have been addressed by the council.

2. Consultation Methodology

- 2.1 Once the draft LDO is prepared (as set out in the Article 38(3) Town and Country Planning (Development Management Procedure) (England) Order 2015 (referred to as "DMPO 2015")), the local planning authority must consult any of the following whose interest the local planning authority considers would be affected by the LDO if made:
 - a. A local planning authority, parish council, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
 - b. A neighbourhood forum for a neighbourhood area any part of which is in or adjoins the area of the local planning authority;
 - c. Natural England;
 - d. Environment Agency;
 - e. Historic England;
 - f. Where the Secretary of State is the highway authority for any highway in the area of the local planning authority, the Secretary of State for Transport;
 - g. Strategic highways company any part of whose area is in or adjoins the area of the local planning authority;
 - h. any person to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003, and who owns or controls electronic

communications apparatus situated in any part of the area of the local planning authority;

- i. clinical commissioning group and the National Health Service Commissioning Board if they exercise functions in any part of the area of the local planning authority;
- j. any of the following persons who exercise functions in any part of the area of the local planning authority: a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989, a person to whom a licence has been granted under section 7(2) of the Gas Act 1986, a sewerage undertaker and a water undertaker;
- k. voluntary bodies some or all of whose activities benefit any part of the local planning authority's area, bodies which represent the interests of persons who share a protected characteristic in the local planning authority's area, and bodies which represent the interests of persons carrying on business in the local planning authority's area.

2.2 In consulting the above bodies and persons, the local planning authority must undertake the following as set out in Article 38(5) DMPO 2015:

- a. Send a copy of the draft LDO and statement of reasons to the consultees;
- b. Specify a consultation period of not less than 28 days;
- c. Take account of all representations received during that period.

2.3 During the consultation period, the local planning authority must as set out in Article 38(6) DMPO 2015 also:

- a. make a copy of the draft LDO, statement of reasons and any environmental statement available for inspection at its principal office during normal working hours, and at such other places within its area as it considers appropriate;
- b. publish on its website the draft LDO, statement of reasons and any environmental statement, together with a statement that those documents are available for inspection and the places where and times when they can be inspected, and the date by which representations on the draft LDO must be received, which must be not less than 28 days after the date of first publication on the website; and
- c. give notice by local advertisement of the draft LDO, statement of reasons and any environmental statement, the availability of those

documents for inspection, and the places where and times when they can be inspected, and the date by which representations on the draft LDO must be received, which must be not less than 28 days from the date on which the notice was first published.

2.4 The following was undertaken:

- An advert was published in the local newspapers (i.e. The Wiltshire Times, Salisbury Journal and Wiltshire Gazette & Herald) that circulate in the area affected by the draft Wiltshire Design Guide SPD (published on the 23 May 2024). A copy of which is in **Appendix A**.
- An article was placed in the town and parish newsletter (24 May 2024). A copy of which is in **Appendix A**.
- Targeted (email) notifications were sent to relevant town and parish councils, neighbouring planning authorities, major landowners, infrastructure providers, statutory bodies and other advisory bodies, voluntary organisations and local interest groups. This letter is contained in **Appendix B**.
- Information was published on the Planning Policy page of Wiltshire Council's website to direct consultees to the consultation portal where documents could be viewed, and comments could be submitted. This webpage is contained in **Appendix C**.
- Hard copies were left at all available Wiltshire Council main hubs and comments could also be left at reception to enable those without internet access the ability to provide comments without incurring postal costs.
- Comments were also accepted by post, email and online via the council's consultation portal.

2.5 The following consultation materials were provided:

- Draft Local Development Order
- Draft Local Development Order Summary of Reasons
- Draft Local Development Order Environmental Statement
- Representation Form and guidance note (Word Version).

2.6 The consultation exercise undertaken by the council has provided meaningful engagement.

3. Representations

- 3.1. The council contacted 343 consultees for comment overall. Of those consultees, 343 were contacted by email. A copy of the letter /email sent to consultees can be found in **Appendix B**. In all, the council received representations from 18 different individuals or organisations.
- 3.2. A total of 18 representations were made and of these 11 were from the general public. Statutory bodies and advisory bodies, and infrastructure providers also submitted representations.

Summary of main issues raised through the consultation

- 3.3. In accordance with legislative process, before the council can adopt the LDO it must have regard to the main issues raised through the consultation and how such issues have been addressed. A summary of the issues raised is included in Figure 1. All individual representations are available to view in full through the Councils online consultation portal <http://consult.wiltshire.gov.uk/portal>.

Figure 1 Summary table of response:

Comment ID	Organisation	Comment	Council Response
1	N/A Public	No comment	No response needed.
2	N/A Public	Fully support	Noted.
3	N/A Public	Excellent idea & long overdue!	Noted.
4	N/A Public	I fully support this initiative as it will mean that owners of septic tanks can move to a more environmentally friendly system and not fall foul of new legislation that potentially renders their current systems obsolete. The benefits to the environment are obvious.	Noted.
5	N/A Public	Are we in a catchment area along the Wylve valley. We have a septic tank	We addressed and responded to this query.
6	N/A Public	I have taken part in this scheme and have found the process very easy. We have been kept informed of progress at each step and always felt we could withdraw at any point. It can only be good to protect our chalk streams and rivers and would encourage anyone in a similar position as us to apply	Noted.
7	N/A Public	At the end of Park Lane, Britford are six properties which share a sewage treatment plant installed by the building company in 2004. We would support this being assessed for a more modern, cleaner and efficient system if necessary. We would also encourage investigation into the possibility of connecting these premises and those down the entrance of Park Lane to Mains Sewage drainage.	Noted - this is referring to a Wilts Council system that was upgraded in 2021. The Revamp the Tank initiative is considering opportunities to connect to the mains sewerage network.
8	Assistant Spatial Planner - National Highways - SW Operations Planning & Development	<p>Thank you for providing National Highways with the opportunity to comment on Wiltshire Council's draft LDO for Upgrading Septic Tanks and Small Sewage Treatment Plants.</p> <p>National Highways has been appointed as strategic highway company by the Secretary of State for Transport under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN), which in Wiltshire comprises the M4 motorway, A36 and A303 trunk roads. The SRN is a critical national</p>	The suggested constraint to development has been added in to the Final LDO. Changes have also been made to condition 1a, which now refers to the strategic highway network as a constraint to be shown on submitted plans.

		<p>asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. It is in this context that our comments are made. We have undertaken a review of the relevant documents supporting the reserved matters application to ensure compliance with the current policies of the Secretary of State as set out in DfT Circular 01/2022 “The Strategic Road Network and the Delivery of Sustainable Development” and the National Planning Policy Framework (NPPF).</p> <p>Whilst we have no objection in principle to the proposed LDO, we need to be satisfied that any proposed development does not adversely impact the safe and efficient operation of the SRN and does not compromise the operational highways assets, in particular with regards to drainage and geotechnical impacts. The following paragraphs within DfT Circular 01/2022 are particularly relevant: paragraph 54 which states that “Due consideration must be given to the geotechnical integrity of land within the SRN where development would increase the load of, or otherwise alter, an embankment. In such cases, supporting plans and reports must identify the extent of the proposed works and how any risk would be managed in accordance with the DMRB”; paragraph 57 which states that “For reasons of safety, liability and maintenance, any physical infrastructure that is necessary to mitigate the environmental effects of or on development must be located outside of the highway boundary of the SRN. In general terms, structures should be sited sufficiently far from the highway boundary of the SRN so that they cannot ... undermine its geotechnical integrity”; and paragraph 59 that “To ensure the integrity of the highway drainage systems, no new connections into those systems from third party development and proposed drainage schemes will be accepted. Where there is already an existing informal or formal connection into the highway drainage system from a proposed development site, the right for a connection may be allowed to continue provided that the flow, rate and quality of the discharge into the highway drainage system remains unaltered or results in a betterment”</p> <p>National Highways usual requirement is that no drainage feature should be installed on third party land within 5m of the strategic highway boundary to minimise any adverse impact on our drainage and geotechnical assets. National</p>	
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		<p>Highways would therefore wish to see an additional item added to the list of “Constraints – Development not permitted if” to include: the development is within 5m of the strategic highway boundary.</p> <p>Noting the proposed Condition 1 a) and b), National Highways would also welcome reference to consultation with National Highways in discharging conditions for any development in proximity to the strategic highway network to ensure they comply with the requirements of DfT Circular 01/2022, paragraph 59.</p>	
9	N/A Public	I believe that this is a key opportunity to improve our waterways. I would be keen to be a part of the project.	Noted. -suggest reply with a link to website. Unable to do so as no contact details were given
10	Strategic Planning Lead Southern Water	Thank you for your consultation in relation to a local development order pertaining to ‘Upgrading Septic Tanks and Small Sewage Treatment Plants’. As any installed sewage treatment plant will be discharging either to the ground or to surface water, and not directly or indirectly into a sewer network, we have no comments in relation to the discharge of treated liquids from the plant. Furthermore, as it has been confirmed to us via the LDO consultations inbox that there will be no impact on abstraction licences, we have no comments to provide in relation to the impact said discharges would have to local water courses. If either of the above should change, then we request that we are notified at the earliest opportunity and engaged for further comment. Southern Water.	Noted.
11	N/A Public	The LDO will help reduce costs regarding a planning application for each applicants system and therefore enable more systems to be installed.	Noted.
12	Canal & River Trust	<p>Thank you for your consultation on the above document.</p> <p>We are a charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy</p>	Noted, An informative has been added to the LDO as requested.

		<p>related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.</p> <p>A short section of the Kennet & Avon Canal, between Burbage Wharf and the length to the east of Devizes, runs through the proposed LDO area.</p> <p>The Trust welcomes the upgrading of existing poorly performing Septic Tanks and Small Sewage Treatment plants. We request that the document make it clear that regardless of the change to remove the need for planning permission, any discharge to the Canal will require our agreement. Furthermore the Canal & River Trust do not permit any treated effluent outfalls to the canal unless in exceptional circumstances and these need to be covered by not only an EA licence but a Licence from the Canal & River Trust upon terms to be agreed. It is suggested that an Informative is added which advises of this.</p> <p>Informative Any outfall to the Kennet & Avon Canal, regardless of the need for planning permission or otherwise, will require a license from the Canal & River Trust as well as the Environment Agency. Further details of the Canal & River Trust's process and guidance on this matter can be found at https://canalrivertrust.org.uk/media/library/4505.pdf</p>	
13	N/A Public	I think this is an excellent initiative. It should encourage the maximum number of households to replace their old septic tanks with modern treatment plants. This should make a significant improvement to the quality of outflow water from the sewage waste from participating households with consequent gains for the environment and the quality of water inflow to the Avon and its tributaries.	Noted.
14	N/A Public	For those of us who inherited a septic tank when they bought their house (like we did, 18 years ago), information about how to get the septic tank modernised in a way that is beneficial to the environment is both important, and very welcome. And if the council can fund the considerable expense, it's a no-brainer. Fully in favour.	Noted - details of the scheme have been shared
15	Historic England	T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990	Noted.

		<p>LDO Upgrading Septic Tanks and Small Sewage Treatment Plants Consultation</p> <p>Thank you for your letter of 22nd May 2024 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.</p> <p>It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.</p>	
16	Test Valley Borough Council	<p>Thank you for the notification below.</p> <p>In response, I would raise no objection subject to satisfactory responses from both the Environment Agency and Natural England.</p>	Noted.
17	Natural England	<p>Local Development Order – Upgrading Septic Tanks & Small Sewage Treatment Plants</p> <p>Thank you for your consultation request on the above Strategic Planning Consultation, dated and received by Natural England on 21st April 2024.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England have no comments to make on the consultation of your Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plans.</p>	Noted.
19	Environment Agency	<p>Environment Agency position</p> <p>We have no objection to the proposed LDO, however, we offer comments on the Revamp Your Tank scheme.</p> <p>Comments on the Local Development Order (LDO)</p> <p>Documents Reviewed:</p> <ul style="list-style-type: none"> • Environmental Statement Habitat Regulations Assessment & Environmental Impact Assessment Screening 20 May 2024 to 17 June 2024. 	<p>New link to groundwater documents have been inserted. An informative on Pollution Prevention during construction has been inserted/ Comments on the Revamp the Tank scheme have been noted and meetings arranged to further discuss the detail of the revamp the tank initiative.</p>

		<ul style="list-style-type: none"> • Draft Local Development Order 20 May 2024 to 17 June 2024. • Statement of Reasons 20 May 2024 to 17 June 2024. • Septic Tank LDO Area Map Dated 16 April 2024. <p>Pollution Prevention During Construction Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:</p> <ul style="list-style-type: none"> • the use of plant and machinery • oils/chemicals and materials • the use and routing of heavy plant and vehicles • the location and form of work and storage areas and compounds • the control and removal of spoil and waste. <p>Draft LDO Document Constraints section (d) - the link given refers to a withdrawn publication. Please also link to the Environment Agency's Groundwater protection position statements - GOV.UK (www.gov.uk) in particular Section G. Informatives section – Please include the following informatives:</p> <ul style="list-style-type: none"> • The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an environmental permit which the Environment Agency will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater. • The discharge of domestic sewage associated with a development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The <p>End 2 applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: https://www.gov.uk/environmental-permit-check-if-you-need-one.</p> <ul style="list-style-type: none"> • The discharge of domestic sewage associated with a development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at https://www.gov.uk/permits-you-need-for-septic-tanks/permits or 	
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		<p>contact the Environment Agency on 03708 506506.</p> <p>Comments on the 'Revamp Your Tank' scheme</p> <p>The Environment Agency does not object in principle to a scheme to identify inappropriate septic tank discharges and upgrade where necessary.</p> <p>Each septic tank should be looked at on its own merit, and only be replaced if the general binding rules cannot be met. The same applies to old sewage treatment plants (STP) that are no longer fit for purpose.</p> <p>Septic tank discharges to soakaways in areas where the ground conditions are suitable for soakaway use and are not in sensitive areas (e.g. source protection zones) are appropriate methods of sewage disposal. Where they are working well, the Environment Agency would not support them being replaced by a STP to ditch or watercourse as this would be adding pollutants where there were previously none. STPs are more sensitive than septic tanks to the inappropriate use of everyday household chemicals, such as cleaning products, and are therefore prone to discharging poor quality effluent if not looked after carefully. However, septic tanks are not allowed to discharge directly to a ditch or watercourse, and where this is the case (and a soakaway is not viable) then upgrading to an STP would be appropriate, providing there is not a mains sewer connection nearby.</p>	
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- 3.4. The local planning authority must consider what modifications should be made to the LDO before adoption, or whether the LDO should be adopted. In doing so, it must consider any representations made as a result of the consultation and publicity process as set out in Article 38(10) DMPO 2015.
- 3.5. The majority of respondents (11) were the general public stating support for this proposal and interest in registering for the [Revamp the Tank, septic tank upgrade programme](#), or raising small sewage treatment plants that should be considered for upgrading.
- 3.6. Representations were also received from National Highways, Southern Water, Historic England, Test Valley Borough Council, Canal and Rivers Trust, Natural England and Environment Agency.
- 3.7. Historic England, Natural England and Southern Water confirmed that they had no comments on the LDO consultation. Test Valley Borough Council confirmed that they had no comments provided Natural England and Environment Agency confirmed that no comments have been raised.

National Highways

- 3.8. Whilst we have no objection in principle to the proposed LDO, we need to be satisfied that any proposed development does not adversely impact the safe and efficient operation of the SRN and does not compromise the operational highways assets, in particular with regards to drainage and geotechnical impacts.
- 3.9. The following paragraphs within DfT Circular 01/2022 are particularly relevant: paragraph 54 which states that “Due consideration must be given to the geotechnical integrity of land within the SRN where development would increase the load of, or otherwise alter, an embankment. In such cases, supporting plans and reports must identify the extent of the proposed works and how any risk would be managed in accordance with the DMRB”; paragraph 57 which states that “For reasons of safety, liability and maintenance, any physical infrastructure that is necessary to mitigate the environmental effects of or on development must be located outside of the highway boundary of the SRN. In general terms, structures should be sited sufficiently far from the highway boundary of the SRN so that they cannot ... undermine its geotechnical integrity”; and paragraph 59 that “To ensure the integrity of the highway drainage systems, no new connections into those systems from third party development and proposed drainage schemes will be accepted. Where there is already an existing informal or formal connection into the highway drainage system from a proposed development site, the right for a connection may be allowed to continue provided that the flow, rate and quality of the discharge into the highway drainage system remains unaltered or results in a betterment”
- 3.10. National Highways usual requirement is that no drainage feature should be installed on third party land within 5m of the strategic highway boundary to minimise any adverse impact on our drainage and geotechnical assets. National Highways would therefore wish to see an additional item added to the list of “Constraints – Development not permitted if” to include: the development is within 5m of the strategic highway boundary.
- 3.11. Noting the proposed Condition 1 a) and b), National Highways would also welcome reference to consultation with National Highways in discharging conditions for any development in proximity to the strategic highway network to ensure they comply with the requirements of DfT Circular 01/2022, paragraph 59.

The Council's Response

- 3.12. To address the concerns raised by National Highways the suggested constraint has been added into the LDO. Where development is located within 5m from the strategic highway network, a separate planning application will be prepared for the replacement of the septic tank. The permitted development rights of the LDO will not apply. National Highways will be consulted during this planning application process to ensure the works comply with the requirements of DfT Circular 01/2022, paragraph 59.

Canal and Rivers Trust

- 3.13. The Trust welcomes the upgrading of existing poorly performing Septic Tanks

and Small Sewage Treatment plants. We request that the document make it clear that regardless of the change to remove the need for planning permission, any discharge to the Canal will require our agreement. Furthermore the Canal & River Trust do not permit any treated effluent outfalls to the canal unless in exceptional circumstances and these need to be covered by not only an EA licence but a licence from the Canal & River Trust upon terms to be agreed. It is suggested that an Informative is added which advises of this.

3.14. The following informative was suggested :

'Any outfall to the Kennet & Avon Canal, regardless of the need for planning permission or otherwise, will require a license from the Canal & River Trust as well as the Environment Agency. Further details of the Canal & River Trust's process and guidance on this matter can be found at <https://canalrivertrust.org.uk/media/library/4505.pdf>'

The Council's Response

3.15. The suggested informative has been included in the LDO.

Environment Agency

3.16. The Environment Agency has no objection to the proposed LDO. Suggestions were made in relation to the links to documents in the constraints section and the inclusion of the following Informatives:

- The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an environmental permit which the Environment Agency will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.
- The discharge of domestic sewage associated with a development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.
- The discharge of domestic sewage associated with a development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

3.17. The Environment Agency does not object in principle to a scheme to identify inappropriate septic tank discharges and upgrade where necessary and has provided comments on the details.

The Council's Response

- 3.18. The links have been changed in the constraints and the informatives have been added. Meetings have been raised with local area officers to discuss the details of the Revamp the Tank initiative.

Summary

- 4.1 The LDO has been welcomed and where appropriate the LDO has been amended to address the comments received. It is now in a final format.
- 4.2 It is considered that the consultation responses received in respect of the Local Development Order have been appropriately and fully addressed. The proposed amendments that are set out in this Consultation Statement and incorporated into the final draft of the Local Development Order. In this regard, the Local Development Order has been strengthened to provide greater clarity and precision.
- 4.3 This Consultation Statement has been prepared to address the legislative requirements relating to the preparation of the Local Development Order. The representations received during the consultation process have been considered. Where necessary, officers have recommended changes to improve the clarity and effectiveness of the LDO. The final version of the LDO will be considered by Individual Cabinet Member Delegated Decision in September 2024. The final version of the LDO will be published on the Council's website in due course.

Appendix A:

HP

Date: 04.01.24 Op: Justin
Revise: 2:
Size: 100 x 56 DAM AH: Ted Pub: Salisbury Journal

Concept

PLEASE CHECK SIZE IS CORRECT

494211 Wiltshire x56

11:42 Mon, 20 May 2024

**WILTSHIRE COUNCIL LOCAL DEVELOPMENT FRAMEWORK
NOTICE OF CONSULTATION ON DRAFT LOCAL
DEVELOPMENT ORDER – UPGRADING SEPTIC TANKS AND
SMALL SEWAGE TREATMENT PLANTS. TOWN AND
COUNTRY PLANNING ACT 1990 (AS AMENDED) AND THE
TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

TMP Ref: **494211**
Title: **Local Development Order**
Client Reference:
Contact: **Natalie Matthee**

Media	Size	Insertion Date	Media Cost	(After Discount)
Salisbury Journal	10 X 2	23/05/24	300.60	285.57
Wiltshire Gazette & Herald	10 X 2	23/05/24	344.20	326.99
Wiltshire Times	10 X 2	24/05/24	372.80	354.16

By post to: Natalie Matthee, Business Support, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN • If responding by post, comment forms are available online and from the three main council offices • Next steps: The Council will consider any representations made as a result of the consultation and publicity process. A final version of the Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants will be formally adopted by resolution of the local planning authority. Any queries should be made to Natalie Matthee, Business Support, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN on 01249706798 or LDOConsultations@wiltshire.gov.uk Signed Sarah Valdus, Assistant Director of Environment, Wiltshire Council

Wiltshire Council



People encouraged to take part in Local Development Order consultation

We are asking people to provide their feedback on a proposed Local Development Order which could potentially accelerate a project to upgrade people's septic tanks.

In an effort to safeguard the water quality of the Hampshire Avon catchment, through the Revamp Your Tank initiative, we have partnered with Wessex Rivers Trust to seek to reduce nutrient-rich wastewater entering watercourses and, in turn, enhance the health of local aquatic ecosystems.

To support this project, we are undertaking a consultation as part of the process to potentially implement a Local Development Order in the Hampshire Avon catchment which, if introduced, should help accelerate the project to the benefit of local communities and the natural environment.

A consultation to get people's views on the proposed Local Development Order is now underway and runs until 17 June.

[Have your say now](#)

Councillors briefing:

Wiltshire Council

Local Development Order consultation – Revamp Your Tank scheme Briefing Note No. 24 - 10

Service : Natural and Historic Environment

Further Enquiries to: Rachel Jones

email: Rachel.jones@wiltshire.gov.uk

Date Prepared: 17/05/24

Background

As per briefing note no. 24-02 Wiltshire Council is offering fully funded grants for homeowners in the Hampshire Avon catchment to upgrade their domestic sewage systems (e.g. septic tanks) and improve water quality.

The River Avon (Hampshire) is an internationally protected river and is suffering from poor water quality. This is caused by agricultural runoff, sewage from existing urban and rural areas and new development. Natural England has advised that new housing developments in the Hampshire Avon catchment should not add more 'nutrient pollution' to the river. To help deliver interventions that improve water quality, the council has been awarded up to £9.8m for capital projects via the Local Nutrient Mitigation Fund. Part of this fund will be used to deliver these upgrade projects to improve water quality in the river.

Wiltshire Council has teamed up with Wessex Rivers Trust to improve water quality in the Hampshire Avon catchment (Fig1). Many of the rural parts of the river catchment are not on the mains sewer network so water companies are not treating the sewage. Instead, householders must treat and manage their sewage. We're offering full grants for homeowners to upgrade their septic tanks with more efficient small sewage treatment works. By doing so, this reduces pollution and limits the excess nutrients from human waste entering precious water courses and harming aquatic ecosystems.

To support this project, Wiltshire Council is undertaking a consultation as part of the process to potentially implement a Local Development Order in the Hampshire Avon catchment which, if introduced, should help accelerate the project to the benefit of local communities and the natural environment.

Local Development Orders provide permitted development rights for specified types of development in defined locations. They are flexible and locally determined tools that a Local Planning Authority can use to help accelerate the delivery of appropriate development in the right places. They streamline the planning process by removing the need to make a planning application to a local planning authority for the upgrade of a septic tank, in this instance. In addition, this will introduce a requirement that any householder upgrading their septic tank in the future does so with a new system that performs to the same or higher environmental standards laid out in the scheme. This helps to reduce river pollution and helps protect Wiltshire's most important places for nature.

Wiltshire Council

Consultation details

The consultation is now live and can be found at [LDO Upgrading Septic Tanks and Small Sewage Treatment Plants Feedback - Details - Keystone \(wiltshire.gov.uk\)](#). The consultation runs until 17 June 2024. Additionally, there are some hard copies available in council offices in Salisbury, Trowbridge and Chippenham. Please share details of the consultation with your local community. Once the consultation has concluded the local planning authority will determine whether the Local Development Order can be implemented.

Local Development Orders are made by local planning authorities and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process.

More information

For more information, please visit <https://www.wiltshire.gov.uk/article/1102/Biodiversity-and-development>. If you have any additional queries, please don't hesitate to contact

Appendix B:

Subject: Notice of consultation on draft Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants.

You don't often get email from revampyourtank@wiltshire.gov.uk. [Learn why this is important](#)

Dear Sir / Madam

Notice of consultation on draft Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants.

Wiltshire Council is consulting on a Draft Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants.

Consultation documents

The Draft Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants and information on how to make comments will be published on the 20th May 2024 via the Wiltshire Council website at: <https://consult.wiltshire.gov.uk/kse/>

Hard copies of these documents will also be made available during normal opening hours at the three main council hubs (Monkton Park, Chippenham; County Hall, Trowbridge; Bourne Hill, Salisbury).

How to comment

Comments are invited on the Draft Local Development Order – Upgrading Septic Tanks and Small Sewage Treatment Plants from the 20th May 2024 to the 17th June 2024

Comments can be made:

- Online via the Council's consultation portal: <https://consult.wiltshire.gov.uk/kse/>
- By emailing LDOConsultations@wiltshire.gov.uk and requesting a form which will need to be returned to that email address.
- By post in writing to: LDO Consultation, Climate and Environment Service, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JQ.

If responding by post, please use the forms that are available at [Wiltshire Council Consultation Portal - Keystone](#) and from the main council hubs.

Next steps and further information

All comments received during the consultation period will be taken into consideration.

Should you require further information on the consultation, please email: LDOConsultations@wiltshire.gov.uk or telephone 01249 706 798.

Yours faithfully

Sarah Valdus
Environment Director
Wiltshire Council

Wiltshire Council

Web: www.wiltshire.gov.uk

Follow Wiltshire Council

Council seeks views on Local Development Order to support Revamp Your Tank Scheme

Wiltshire Council is asking for people to provide feedback on a proposal which could potentially accelerate a project to upgrade people's septic tanks.

Published 20 May 2024

Wiltshire Council is asking for people to provide feedback on a proposal which could potentially accelerate a project to upgrade people's septic tanks.

In an effort to safeguard the water quality of the Hampshire Avon catchment, through the Revamp Your Tank initiative, Wiltshire Council has partnered with Wessex Rivers Trust to seek to reduce nutrient-rich wastewater entering watercourses and, in turn, enhance the health of local aquatic ecosystems.

To support this project, the council is undertaking a consultation as part of the process to potentially implement a Local Development Order (LDO) in the Hampshire Avon catchment which, if introduced, should help accelerate the project to the benefit of local communities and the natural environment.

A consultation to get people's views on the proposed Local Development Order will take place from today (20 May) until 17 June 2024. It can be found on [our consultation portal](#), and some hard copies are available in council offices in Salisbury, Trowbridge and Chippenham.

Local Development Orders provide permitted development rights for specified types of development in defined locations. They are flexible and locally determined tools that a Local Planning Authority can use to help accelerate the delivery of appropriate development in the right places. They streamline the planning process by removing the need to make a planning application to a local planning authority for the upgrade of a septic tank, in this instance. In addition, this will introduce a requirement that any householder upgrading their septic tank in the future does so with a new system that performs to the same or higher environmental standards laid out in the scheme. This helps to reduce river pollution and helps protect Wiltshire's most important places for nature.

Through the Revamp Your Tank Scheme Wiltshire Council is offering fully funded grants to homeowners in the Hampshire Avon catchment for upgrading their sewage systems. The initiative promotes the replacement of septic tanks with more efficient package treatment plants, tailored to each property's needs. These upgraded systems not only separate solids and liquids but also biologically treat effluent (liquid waste or sewage) for safe discharge into watercourses, thus reducing river pollution.

Cllr Nick Botterill, Wiltshire Council Cabinet Member for Finance, Development Management and Strategic Planning, said: "We think a Local Development Order will complement the work we're doing as part of the Revamp Your Tank Scheme, and it's exactly the type of project this planning tool was brought in for.

"I encourage people to provide their feedback via the consultation to help inform the next steps of the project.

"The Revamp Your Tank scheme provides an ideal opportunity to upgrade to a much more efficient system and the more people that play their part, the bigger the positive impact for nature we'll see."

Residents in eligible areas are encouraged to visit the Wiltshire Council website at [Biodiversity and development](#) to check eligibility criteria to potentially get their septic tank upgraded for no cost, further details about the initiative can be found on the Wessex Rivers Trust website at [Wessex River Trust - revamp your tank](#).

Explore the topic
[Planning news](#)