

To:	Selina (Nina) Parker-Miles	From:	James Playfair
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Planning App Ref:	PL/2026/00258
Service Ref:	Drainage
Date:	28January 2026

PROPOSAL

Approval of details reserved by a condition
Discharge of conditions 4 (Surface Water Drainage Design) of PL/2025/03653.

SITE LOCATION

Westbury Court Care Home, 6 Station Road, Westbury, BA13 3JH

APPLICATION DOCUMENTS REVIEWED

- PL-2025-03653 - Decision Notice
- Proposed Drainage Layout
- Proposed Drainage Details
- Drainage Area Design
- Attenuation Tank Design

ASSESSMENT OF THE PROPOSAL

Context

In June 2025 the LLFA had the following conditions for which information was required before these could be discharged

- 4 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site, incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

Assessment

The proposed drainage strategy for the extension comprises of an attenuation tank that releases flow into the existing SW drainage network at a rate of 1.23 l/s and permeable paving for the 10 new parking bays.

There is little scope for water reuse or above ground SUDS features that would accommodate flow from such a small additional area and in such a confined location.

In April 2025, the LLFA requested

- i. Details of the proposed car-parking surface including cross-sections.
- ii. Overland exceedance routes are to be shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.
- iii. Clear arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development.
- iv. A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Following a review of the information provided, only Point i can be considered fulfilled. No information has been provided that addresses Points ii, iii and iv.

RECOMMENDATION

Following a review of the information provided, Condition 4 cannot be discharged until supporting information is provided that addresses Points ii, iii, and iv