

Wiltshire Council Planning Consultation Response

5th February 2026

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

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Application No: PL/2023/07503
Removal/variation of conditions
Variation of conditions 5, 6 and 7 of 15/11604/OUT - To become compliance conditions relating to the installed surface water drainage scheme and its associated maintenance regime.
Westbury and District Hospital, The Butts, Westbury, Wiltshire, BA13 3EL

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Documents Considered

- 0654 Westbury Hospital - Headwall Relocation Technical Note (Rev D)
- 0654-PDL-101-J
- 0654-SK-301-D
- 0654-SK-1101-C
- 17497-VR-01-Former Westbury District Hospital, The Butts, Westbury, Wiltshire
- Callaway Gardens First Phase Handover Plan
- SS-14021-A-WESTBURY-HOSPITAL-2D-TOPO-R0

On the 5th August 2024 the LLFA requested the following information before the application could be supported:

1. Flood exceedance routes are to be shown on the plan to prove that the topography will direct flows towards the bunded area.
2. Details on how the current basin will be filled (presumably using material from the proposed excavation?) are to be included in the technical note

The information subsequently supplied addressed these points and as such, the LLFA had no further objections to this application at that time.

The LLFA also requested that as-built records are provided following construction, and that these are used where needed to update the hydraulic models.

Since then, an updated SW Drainage Technical note was issued which included updates / additional details as follows

- Updated design clarifications
- Responses to public comment and Council queries
- Additional technical justification
- Revised headwall construction details (e.g., new Althon precast headwall, impermeable liner).pdf)
- The old headwall discharged incorrectly towards Calaway Gardens
- The revised location eliminates this issue
- A more comprehensive discussion of exceedance routing, infiltration, maintenance, safety grilles, and system interactions

Following a review of the documents supplied shows the slope of the basin on the east side to be potentially interacting the attenuation tank. The applicant is to submit As Built drawings and sections that show the required minimum cover of 250mm–300mm for landscaped/pedestrian areas.

It is also apparent that residents have reiterated their ongoing concerns on arcus in October 2025. The LLFA recommends for completeness that the applicant responds to these concerns point by point. These are provided below.

Our outstanding objections were fully detailed in our previous emails (dates above), which are based on nearly 6 years of on-site observations, but a very brief summary of these are:

The applicant has not given any planning or drainage reasons for not implementing the approved drainage scheme - they simply chose not to because, as they advised Wessex Water 'the attenuation requirements are proving to be considerable' and they are now seeking approval of what they have done to save money.

- The following elements of the original drainage scheme have not been implemented, or constructed incorrectly:*
- the cut-off swale behind plots 25 to 32 (house numbers 47 to 61) has not been provided*
- the rain garden bears no resemblance to the approved drainage or landscaping plans, and instead of a sloping area with timber deck path and marginal planting is both unsightly and dangerous, with a near 6 foot drop within a metre of the play area*
- the rain garden is the driest point on site and even in sustained heavy rainfall is no more than a puddle - the poorly constructed adjacent block paving has more of a puddle!*
- the long-standing issues caused by the off-site flows from the adjacent farmer's field and recreation ground are not limited to named storms, but occur whenever there is a sustained period of heavy rainfall*
- the applicant chose to reduce the attenuation basins from 3 to 2, and removed the geo-cellular soakaway in the southern corner of the site - do the 2 remaining basins still provide 500m3 of attenuation?*
- the first infiltration basin in the southern corner regularly nearly overflows*
- this is clearly not a betterment of what was here when the site was a hospital the drainage features that have been implemented are of poor construction, and already failing/collapsing, and in places is downright dangerous, failing all known standards of health and safety and construction:*
 - the first infiltration basin in the southern corner has a large hole in the side of the bank where water gushes out of during periods of heavy rainfall*
 - the bank supporting the temporary wooden fence and footpath separating the 'rain garden' from the play area is itself supported by wooden planks and is collapsing*
 - the bank at the site entrance has crept over the footpath along the Butts, and in places below the cedar tree there are cracks and holes appearing in the side*
 - the vent pipes for the geocellular crates are not UV resistant but brown 'underground' pipes so are deteriorating badly, and one has broken completely with the cap lying on the ground*
- the Drainage Maintenance Plan in Appendix E is, quite frankly, a work of fiction, as the applicant has not even followed even the most basic of the inspections and checks, let alone completing any maintenance or remedial works (as can be seen from the state of the attenuation basins, rain garden, and bunding)*

In addition to the above:

- the changes to the headwall and basin within and adjacent the RPA of the cedar tree proposed in this application have already been implemented, prior to this application being determined*
- the works have not even been done in accordance with what was submitted in August 2024, and the basin is partially constructed with sandbags!*
- is it really safe for this basin to be sited next to the public art bench?*
- the original headwall and basin within the RPA has been filled in with what appears to be very poor soil and rubble*

The LLFA would also recommend the following information to be provided:

1. The applicant or their agent shall submit inspection and maintenance records of the constructed drainage system at 6 monthly intervals, for a period of 5 years, to the LLFA to demonstrate that the drainage system continues to be maintained and therefore perform in accordance with the designs.
2. The applicant has noted that offsite overland flows may be entering the basin – the applicant should complete and submit additional overland flow assessments for the adjacent fields to be able to quantify and demonstrate that despite this, the onsite drainage system still functions as expected.
3. The applicant shall submit a CAD version, including a topographical survey of the as-built finished surfaces, such that the LLFA can independently review overland / exceedance flows on site.

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James Playfair (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.