From:	Cox, David
To:	Cox, David
Subject:	FW: Westbury S73 catch up PL/2023/07503
Attachments:	0654-PDL-101-J.pdf;0654 Westbury Hospital - Headwall Relocation Technical Note (Rev D).pdf;17497-VR-01-Former Westbury District Hospital, The Butts, Westbury, Wiltshire.pdf;
Sent:	16/02/2026 11:56:23

From: Faith Beeson-Wright <faith.beeson-wright@backhousehousing.com>
Sent: 19 November 2025 16:44
To: Cox, David <David.Cox@wiltshire.gov.uk>
Cc: Michelle Hyde <Michelle.Hyde@backhousehousing.com>
Subject: RE: Westbury S73 catch up PL/2023/07503

Hi David,

Apologies it's taken some time to get this to you, but as we discussed, better that we respond comprehensively, rather than in a piecemeal way. As promised, please see attached:

- Updated 'Headwall Relocation Technical Note' Rev D 17th November 2025, to supersede Rev B dated 12th August 2024
- Updated preliminary drainage layout PDL-101 Rev J, to supersede PDL-101Rev H dated 9th August 2023

I can confirm that the technical note and drawings are based on updated on site topo and as built surveys.

I also provide further clarifications below on other matters raised:

Drainage Basin - Health and safety

See response from our drainage engineers, AWP:

It is quite common for members of the public to consider that open drainage features should incorporate fencing around their perimeter, however CIRIA C753 (The SuDS Manual) suggests that fencing should only be promoted where the risks are high, or where there is a risk of unsupervised young children gaining access to water.

The SuDS Manual states:

> High fencing tends to isolate pond systems, reduces amenity benefits and potentially increases health and safety risks. Toddler-proof fencing, if thought necessary, combined with effective planting and landscaping can be used to manage public access points and facilitate the movement of wildlife. Pedestrian access to shallow pool areas that are enhanced with emergent wetland vegetation can allow the pond to be more accessible without incurring safety risks. If fences are deemed necessary, consideration should be given to checking the suitability of a pond at the site. If fences have to be used, it is better to set them well back from the edge of the pond so that they do not reinforce negative perceptions of water in the environment.

It is important to recognise that the above extract from the SuDS Manual is written in the context of wet ponds, whereas the feature at Westbury is an infiltration basin. An infiltration basin does not hold water for sustained periods of time, it will only partially fill during periods of heavy rainfall and will drain-down through infiltration and positive discharge. The weather conditions under which water would reach harmful depths are not going to be consistent with times where parents are allowing young children to play outside unsupervised.

The Royal Society for the Prevention of Accidents (RoSPA), include guidance on 'Balancing Risks and Benefits'. They state that "we must try to make life as safe as necessary, not as safe as possible" – see below in context.

There is a need to accept that uncertainty is inherent in adventure and this contains the possibility of adverse outcomes. The Royal Society for the Prevention of Accidents (RoSPA) sums up this approach as follows: “We must try to make life as safe as necessary, not as safe as possible.”

When dealing with the design of public amenity space, it is important to weigh up the risk of harm against the benefits of provision, that is with the objective of balancing positive attributes against the inevitable risk of injury which any public activity generates (Ball and Ball-King, 2011). Publicly accessible green and blue infrastructure (including SuDS) supports important societal benefits including health and well-being benefits relating to improved quality of life, and recreational and educational benefits for children and adults.

As a society, we are prepared to broadly tolerate the risks posed by our road network, because of the benefits and support it provides to our daily lifestyle. SuDS components that are on the surface (eg ponds, basins, swales), if managed correctly and if the public are made aware of the risks, should come to be accepted as important, necessary and beneficial ways of managing our societal impacts.

The benefits of providing a well-designed SuDS scheme are local and regional. The risks that need to be considered should look at the local and regional situation and expectations, and balance these risks appropriately.

In the case of Westbury, water would only be attenuated within the feature for a short period of time after rainfall. During inclement conditions young children are unlikely to be outside unsupervised. The side slopes are graded to enable access/egress, allowing people to exit the feature if water started to in-flow. Placing a perimeter fence around the feature restricts visibility and limits access/egress, which can present an additional risk if someone was in distress.

Finally, it should be considered that the requirement for any fencing is usually set through the planning.

Contamination

Please see attached validation report as completed in December 2018. This should meet part 3 of condition 8 and it is now complied with. Hopefully this negates the need to attach a new condition 8. The report confirms that the tank bund has been removed from the site satisfactorily. Contamination laboratory testing undertaken on samples recovered from the made ground and underlying natural materials in the area of the former tank bund has indicated that no unacceptable levels of contamination are present and no additional remedial measures are therefore required.

Conclusion

I trust that this information provides the clarification you need to approve the Section 73 application. I further understand that the approval of the Section 73 will result in the DoV falling away but would be grateful for an update on that point. If you would like to discuss over the phone or via a Teams call, please do let me know.

Many thanks,
Faith

Faith Beeson-Wright
Planning Manager

BACKHOUSE

Backhouse Housing Limited
faith.beeson-wright@backhousehousing.com
M: +44 (0)7932 095754
Ground Floor Unit B2 Methuen South, Methuen Park, Chippenham, Wilts SN14 0GT

At Backhouse we operate on a flexible basis around core working hours, so whilst I may be sending this email outside of these, I do not expect a response from you outside of your normal working pattern