

To:	Selina (Nina) Parker-Miles	From:	James Playfair
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Planning App Ref:	PL/2026/00258
Service Ref:	Drainage
Date:	03 March 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

- 12046-002B Drainage Details
- 12046-001C-SUDS Drainage Layout
- 12046- SUDS Maintenance Plan
- 12046 Construction Management Plan- Drainage

ASSESSMENT OF THE PROPOSAL

Context

In January 2026 the LLFA stated that following a review of the information provided, Condition 4 cannot be discharged until supporting information is provided that addresses Points ii, iii, and iv

- 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.

Assessment

12046-002B Drainage Details provides the necessary details of the proposed car-parking surface including cross-sections.

12046- SUDS Maintenance Plan provides the necessary arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development.

12046-001C-SUDS Drainage Layout does not show exceedance routes for the attenuation tank but there will be little change from existing in this regard

12046 Construction Management Plan- Drainage provides the necessary details relating to the drainage arrangements during construction

RECOMMENDATION

Condition 4 can be discharged