

14th April 2026

Our Ref: 333100791/A3/JL

Mr. Andrew Thomas,
Planning Officer, Development Management, Place Directorate
Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge
BA14 8JN

PLANNING PORTAL REFERENCE: PP-14809647

Dear Andrew,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 15 (PRE-OCCUPATION CONDITION) IN RELATION TO PLANNING APPLICATION REFERENCE PL/2023/07518
AVONPARK VILLAGE, WINSLEY HILL, WINSLEY, BA2 7FF

On behalf of our client, Retirement Villages Group (RVG), we are pleased to submit via the Planning Portal this application for the approval of details reserved by condition 15 pursuant to planning permission PL/2023/07518, at Avonpark Village, Winsley Hill, Winsley, BA2 7FF.

We are seeking full discharge of the following prior to any part of the development being brought into first use condition:

Condition 15: Drainage

“The development hereby approved shall not be brought into use until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details together with permeability test results to BRE365, and an updated drainage strategy that details the implementation, maintenance and management of the sustainable drainage scheme, including infiltration details of the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.”

Wessex Water have been consulted in relation to the disposal of surface water from the Site. During the development application determination, a connection to the foul sewer network was considered. However, this approach was formally objected to by Wessex Water. As a result, surface water discharge to the foul sewer has been discounted.

The revised strategy seeks to remove any existing surface water connections to the foul network and ensure that only foul flows are directed to the public sewer. Removing surface water catchment from the Wessex Water foul sewer has therefore reduced the peak volume. Proposed foul flows will therefore not pose a capacity concern, which has been agreed with Wessex Water. The proposals are therefore fully aligned with Wessex Water requirements and do not include any direct or indirect discharge of surface water to the foul sewer system.

RVG's drainage consultant, Symmetrys, has liaised extensively with the LLFA and Wessex Water since the grant of planning permission so they are aware of the new strategy and are happy in principle. Steven Sims, as the Officer for the original planning application, was copied into the email correspondence.

Summary

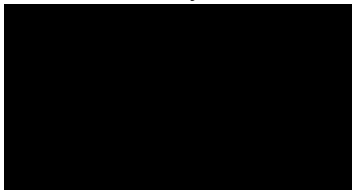
In support of the changes proposed, this application is accompanied by the following material:

- Drainage Strategy Report (prepared by Symmetrys, 24082-SYM-XX-XX-RP-C-0001)

In addition to the above documentation, please also find attached as part of the application package the completed application form (Planning Portal reference: **PP-14809647**) and this covering letter. In summary, we are submitting this application to discharge pre-occupation condition (15) in relation to planning permission PL/2023/07518, at Avonpark Village, Winsley Hill, Winsley, BA2 7FF.

The application fee of £400.00 will be paid via the Planning Portal. We trust that the submission is in order and that the application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact me by email - [REDACTED]

Yours sincerely,



JOSEPH LYNCH
Senior Planner
STANTEC UK LIMITED