



Our Ref: 0654

TO:

David Cox
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Ada House
Pynes Hill
Exeter
EX2 5TU
Tel: 01392 409007

7th July 2026

Dear David,

PL/2023/07503 – Westbury and District Hospital, The Butts, Westbury, Wiltshire, BA13 3EL

We are writing in regards the proposal to vary 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.

This letter responds to the correspondence received from James Playfair on behalf of Wiltshire Council, dated 14th April 2026, and follows the Teams meeting held on 21st May 2026.

Each respective matter has been set out below, with a copy of our latest response and reference to any related attachments.

WC LLFA: Non-provision of a formal cut off swale behind house numbers 47 to 61 & Issued caused by overland flows from the adjacent farmer's field and recreation ground

As discussed during our meeting, the evidence base clearly demonstrates that surface runoff from the upstream agricultural land is being channelled through the lower edge of field by the existing well-established hedgebank. The strip of land immediately downstream of the hedgebank shows no signs of surface runoff, erosion or scour (Photo 01).

The existing hedgebank features a break at the lowest edge of field, allowing flows to enter the development site (Photo 02). Photo evidence has been provided, showing surface runoff entering the site in this location (Photo 03).

Flows which enter the site through the break in the hedgebank are received by the constructed infiltration basin. The intended purpose of this basin is to manage runoff from

the upstream rural catchment, replicating the previous drainage conditions within the former hospital site).

On the basis of the above, the originally proposed cut off swale is not considered necessary and as discussed during our previous Teams meeting, this has now been removed from drawing 0654-PDL-101 Revision K (attached).

Also as discussed, we have now provided a construction detail which is being implemented by Backhouse to formalise the in-flow of runoff from the upstream catchment, into the infiltration basin. This provides a more robust design solution and removes the need for regular inspection and remedial works by the appointed management company. The proposed detail can be seen included on the latest basin cross section plan, reference 0654-SK-1101 Revision D (attached).

Photo 01 – Rear of properties adjacent farmer's field



Photo 02 – Break in hedgerow where flows enter site from farmer's field



Photo 03 – Rural Runoff entering the infiltration feature as intended



Further to the above, it is noted that a photo shared by WC shows water logging within one of the rear gardens which backs on to the farmer's field. This photo does not offer any evidence that surface runoff is entering the property overland but does indicate that timber sleepers have been installed to form a retaining feature, which suggests a possibility that the garden has been re-profiled. If this is the case, there is an increased risk of lateral groundwater flows, which may have resulted in the waterlogging visible in the photo.

WC LLFA: The applicant shall submit a complete set of as-built drawings and sections for the installed surface water drainage scheme (including CCTV survey of piped drainage and a topographical survey of the basins), and these shall explicitly demonstrate that the attenuation tank has the required minimum cover of 250-300mm in landscaped/pedestrian area (particularly where the basin side slopes are adjacent to / potentially interacting with the tank).

As advised on call, the adoptable surface water sewer network has now been vested as an adopted asset by Wessex Water. Adopted assets do not fall under the ownership of the developer and any issues relating to their function or condition should instead be reported to Wessex Water.

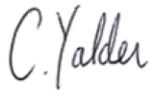
The area of landscaping above the upper cellular attenuation tank has been considered against the as-built tank levels and confirms that there is a minimum of 500mm cover above the tank, which exceeds the minimum provisions of 300mm. This additional level information has been added to the Headwall Relocation Plan, reference 0654-SK-301 Revision E (attached).

WC LLFA: An assessment of sedimentation of the basin should be completed and remedial measures for silt capture and updates to the maintenance strategy shall be provided. This is so that there is not a reduction in useable volume within the basin.

The submitted drainage maintenance plan already includes suitable provisions in line with CIRIA C753 Chapter 32, to ensure the infiltration features remain operational. This includes rehabilitation of the infiltration surface and reinstatement of design levels. It is therefore considered that no further provisions should be necessary.

We trust this letter offers further assurances that the above matters are addressed, but feel free to contact us if you have any further queries.

Yours sincerely,

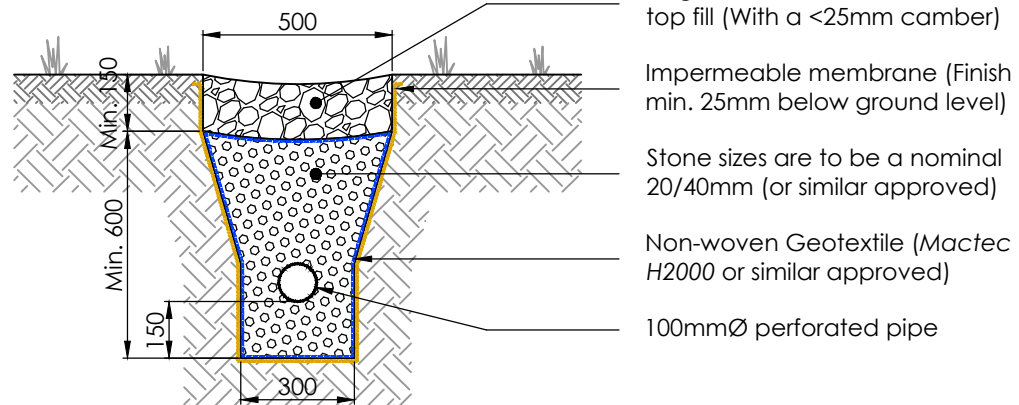
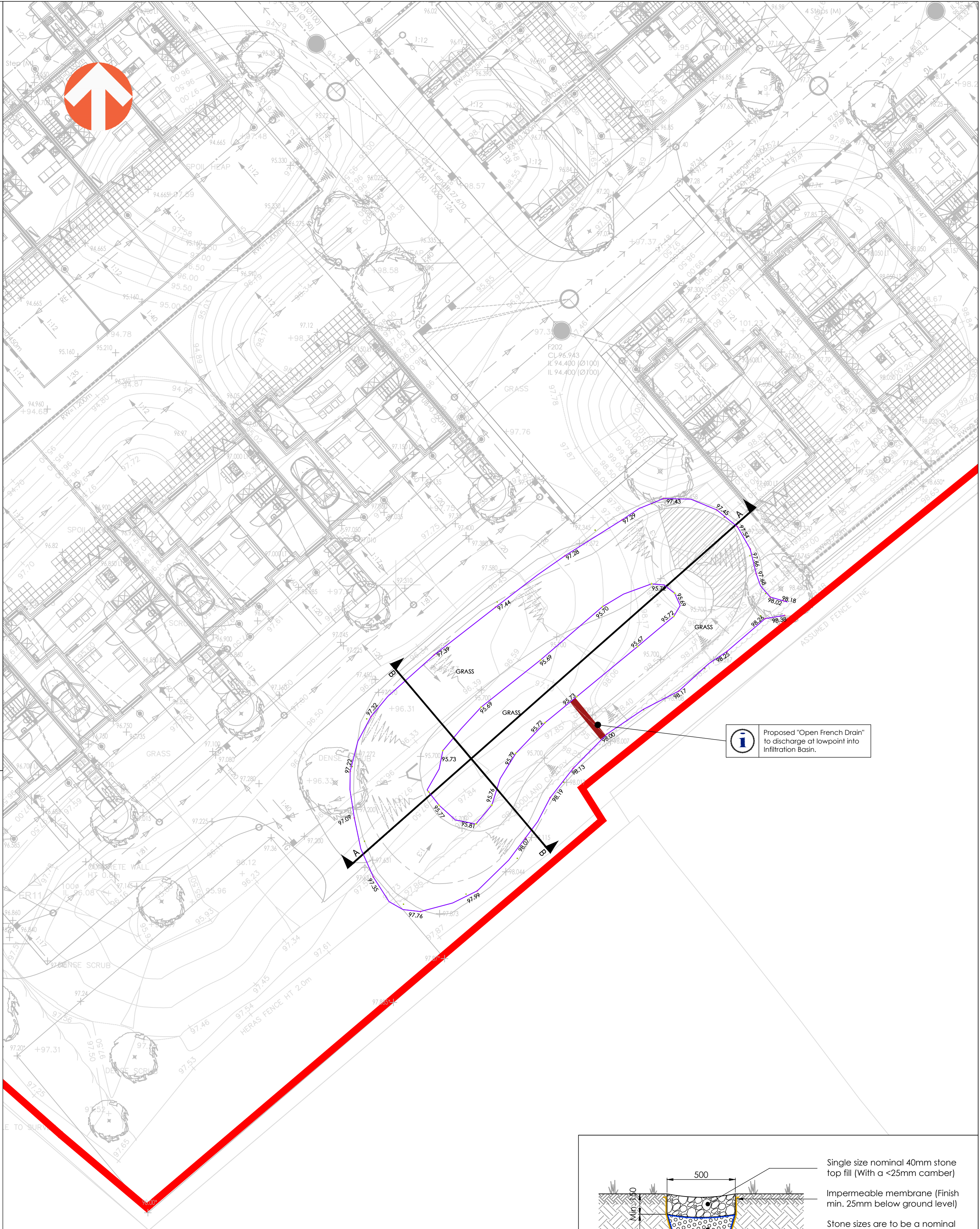
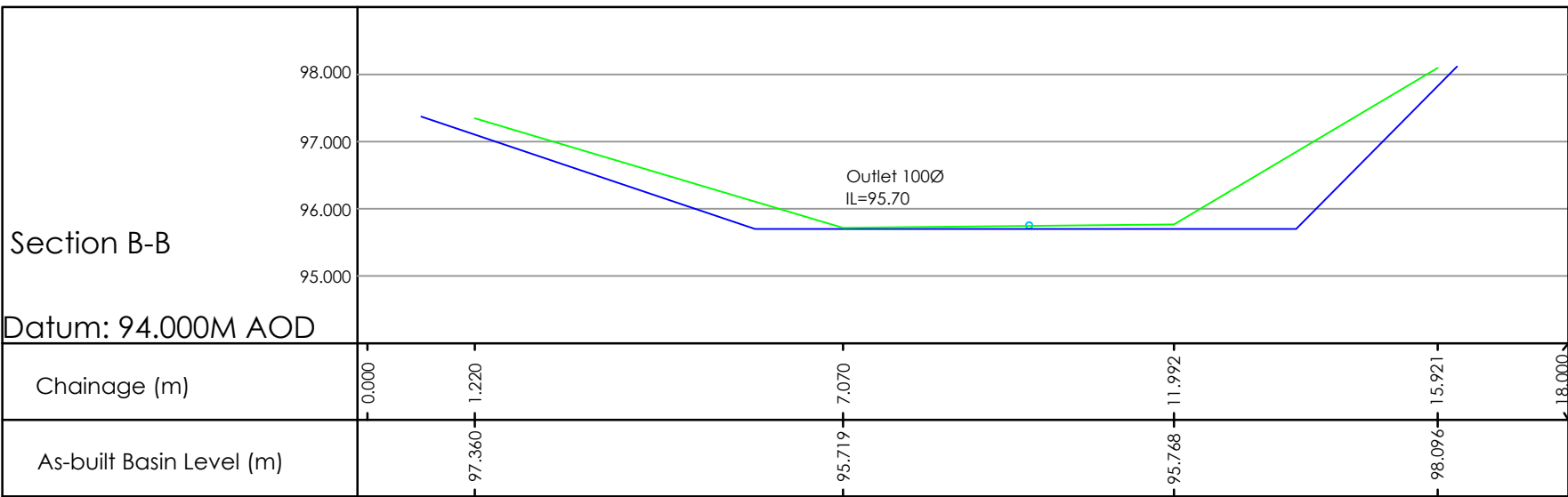
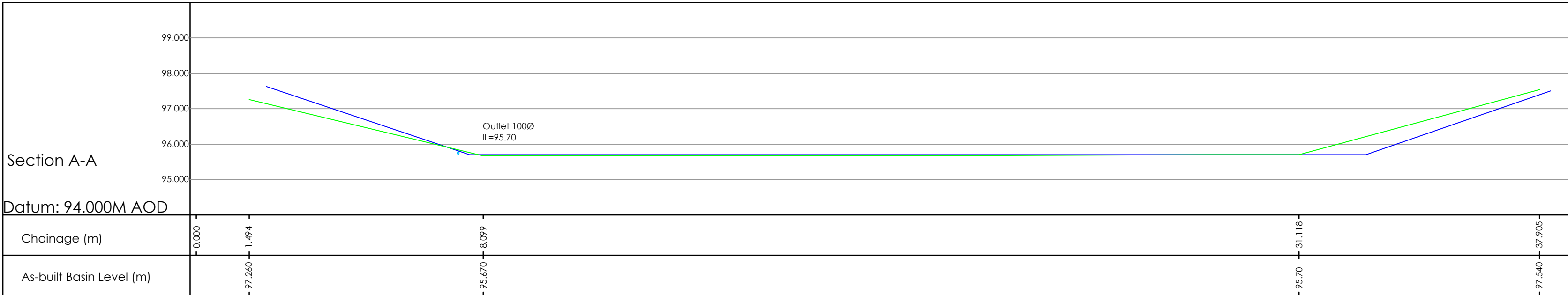


Chris Yalden

Partner & Technical Director

CC: Faith Beeson, Backhouse Housing Limited

Enc: Drawing 0654-PDL-101-K (Preliminary Drainage Layout)
Drawing 0654-SK-1101-D (Basin Cross Section Plan)
Drawing 0654-SK-301-E (Headwall Relocation Plan)
Drainage Maintenance Plan



OPEN FRENCH DRAIN INTO DETENTION BASIN
(Not to scale)

0 1:100 5 metres

Key

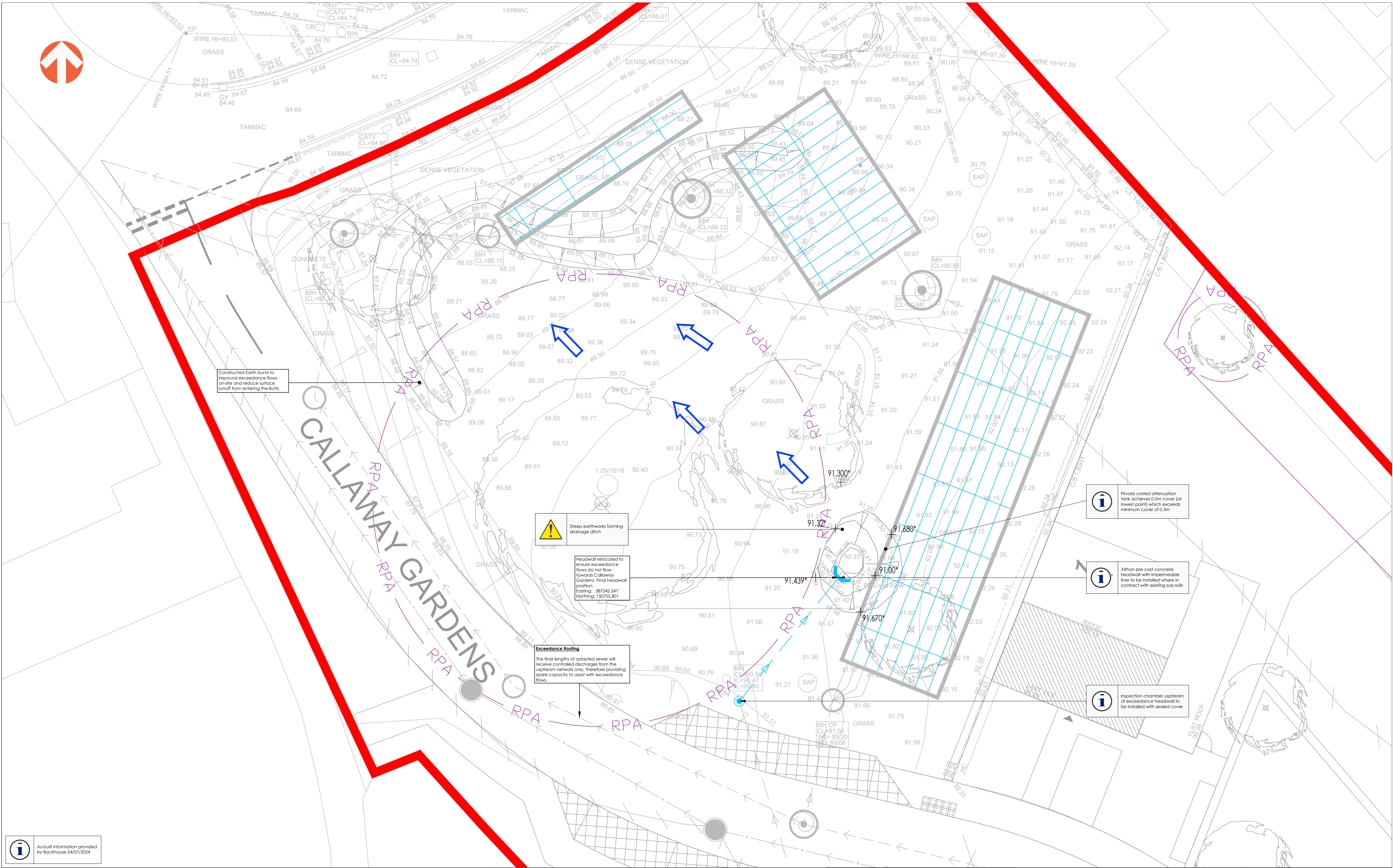
- As-built basin level
- Original design as per that agreed under conditions 5 and 6 of outline planning permission 15/11604/OUT

Proposed basin level "taken from as-built Coombs Land Survey Calloway Gardens all ponds"



D	10.06.2026	OPEN FRENCH DRAIN ADDED TO LOW POINT OF BASIN & CONSTRUCTION DETAIL SHOWN	AG	JBE	CPY	PROJECT: WESTBURY HOSPITAL	DESIGN BY:	 awcockward partnership	
C	20.01.2026	KEY UPDATED TO SUIT LATEST COMMENT	ZC	CPY	CPY				
B	09.01.2026	SECTIONS UPDATED TO SUIT LATEST AS-BUILT	TJS	JBE	GJM				
REV	DATE	DESCRIPTION	BY	CHK	APD				
CLIENT:						TITLE: BASIN CROSS SECTION PLAN	PROJECT No: 0654	DRAWING No: 03-SK-1101	REV: D
BACKHOUSE HOUSING LTD									
DRAWING STATUS:						SCALE @ A1:	AS SHOWN		
FOR INFORMATION ONLY									

Awcock Ward Partnership, Ada House, Pynes Hill, Exeter, EX2 5TU Tel: 01392 409007 Web: www.awpexeter.com
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As-built information provided by Backhouse 24/07/2024

Key

SITE INFORMATION

Site boundary

RPA

Roof protection area

EXTERNAL WORKS

Earthworks slope

PRIVATE SURFACE WATER DRAINAGE
(REFER TO PRIVATE DRAINAGE STANDARD DETAILS)

Surface water sewer

Althon headwall

Overland excessance flood flow rate arrow

Steep earthworks forming drainage ditch

Headwall relocated to ensure excessance flows do not flow towards Callaway Gardens. Final headwall position:
Easting: 387242.247
Northing: 150705.801

Excessance Routing
The final lengths of adopted sewer will receive controlled discharges from the upstream network only, therefore providing spare capacity to assist with excessance flows.

Private crated attenuation tank achieves 0.5m cover (at lowest point) which exceeds minimum cover of 0.3m

Althon pre-cast concrete headwall with impermeable liner to be installed where in contact with existing sub-soils

Inspection chamber upstream of excessance headwall to be installed with sealed cover

D	27.11.2025	MINOR UPDATES	ZC	CPY	CPY	PROJECT:	WESTBURY HOSPITAL			DESIGN BY:
C	17.02.2025	HEADWALL EASTING & NORTHING COORDINATES ADDED TO DRAWING	MDA	JBE	GJM	TITLE:	HEADWALL RELOCATION PLAN			
B	12.08.2024	UPDATES TO SUIT AN EMAIL RECEIVED FROM BACKHOUSE 06/08/2024	JSH	JBE	GJM	PROJECT No:	0654	DRAWING No:	SK-301	REV:
REV	DATE	DESCRIPTION	BY	CHK	APD					
CLIENT:						BACKHOUSE HOUSING LTD				
DRAWING STATUS:						ISSUED FOR CONSTRUCTION				
SCALE @ A1:						0 1:100 5 metres				

Awcock Ward Partnership, Kensington Court, Woodwater Park, Pynes Hill, Exeter, EX2 5TY
Tel: 01392 409007 Web: www.awppartnership.com

Westbury Hospital, Wiltshire

Backhouse Housing Limited

Drainage Maintenance Plan



1 Overview of Maintenance required for Sustainable Drainage Systems (SuDS)

- 1.1 It is important to ensure that thought is given to the long-term maintenance of SuDS features during the feasibility and planning stages. By ensuring SuDS features are correctly monitored and maintained throughout their lifetime, the amount of deterioration in performance that could occur over time is prevented or limited. This ensures that the feature will continue to work at full capacity as required in the design.
- 1.2 The type of required maintenance is determined by many factors, including;
 - Type of SuDS scheme
 - The size of the contributing catchment relating to each SuDS component
 - Land-use associated with contributing catchment
 - Level of construction ongoing within the contributing catchment
 - Planting types
 - Habitat types that have been created
 - Amenity and visual requirements of the area
- 1.3 Maintenance regimes should be regularly assessed to make sure that the approach is still meeting the drainage, landscape and any other objectives.
- 1.4 In accordance with CIRIA C753 – 'The SuDS Manual', maintenance can be split into three main categories; Regular maintenance (including inspections and monitoring), Occasional maintenance and Remedial maintenance.
- 1.5 Regular maintenance covers basic tasks which are carried out on a predictable and frequent schedule. Such activities include inspections, vegetation management and litter/debris removal.
- 1.6 Occasional maintenance includes tasks which are likely to be required infrequently and cannot be predicted as easily as regular maintenance tasks. This covers tasks such as sediment removal.
- 1.7 Remedial maintenance covers tasks which are required to resolve faults within the system found during regular inspections. Although in good design the requirement of this type of maintenance is limited, faults still occur. These faults and the corresponding maintenance actions required are generally site specific and difficult to predict.
- 1.8 Detailed information for the maintenance required for the SuDS features applicable to this project can be found in the following sections of this document.

2 Adopted Drainage

- 2.1 The adopted site drainage will be designed and installed in accordance with the local Water Authority and Highway Authority guidelines and specifications.
- 2.2 The local Water Authority adopts the drainage infrastructure under Section 104 of the Water Industry Act and the local Highway Authority adopts the drainage infrastructure under Section 38 of the Highways Act.
- 2.3 Once adopted, the local Water Authority and Highway Authority maintain the drainage infrastructure in line with their own maintenance regimes.

3 Private Drainage

- 3.1 The private drainage will be designed and installed in accordance with Part H of the Building Regulations. Once the drainage is approved by Building Control it is maintained by the respective property owner(s) or appointed Management Company.
- 3.2 This private drainage would be maintained using the following regime;

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months, then six monthly
	Remove debris from gullies, manholes, headwalls and flow controls.	Every 6 months
	Remove debris from catchpits upstream of private attenuation/soakaways.	Every 6 months
	Inspect gullies, manholes, headwalls, flow controls, attenuation and soakaways.	Annually
	Jetting of pipes.	Every 5 years
	Internal inspection of pipes (CCTV).	Every 10 years
Occasional Maintenance	Repair/rehabilitate gullies, pipes, manholes, headwalls and flow controls.	As required
	Repair/rehabilitate private attenuation/soakaways.	As required

4 Geocellular/modular crates

- 4.1 Geocellular crates are modular, high void ratio, systems used to create an underground storage structure.
- 4.2 Geocellular/modular crated systems are designed in accordance with CIRIA guidelines and should be maintained using the following regime;

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance).	Monthly
	Where rainfall infiltrates into blocks from above, check surface or filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures.	Annually, or as required
Remedial Actions	Repair/ rehabilitation of inlets, outlet, overflows and vents.	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually and after large storms

5 Swales

- 5.1 Swales are used to convey surface water drainage or intercept overland run-off from both urban and rural catchments.
- 5.2 Swales are designed in accordance with CIRIA guidelines and should be maintained using the following regime;

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Litter and debris removal.	Monthly, or as required
	Grass cutting – to retain specified design height.	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants.	Monthly (at start, then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly
	Inspect infiltration surfaces for ponding, compaction and silt accumulation. Record areas where water is ponding for > 48 hours.	Monthly or when required
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 year, then half yearly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Half yearly
Occasional Maintenance	Re-seed areas of poor vegetation growth. Alter plant types to better suit conditions, if required.	Annually, or if bare soil is exposed over 10% or more of the swale treatment area
Remedial Actions	Repair erosion or other damage by re-turfing or reseeding.	As required
	Re-level uneven surfaces and reinstate design levels.	As required

Maintenance Schedule	Required Action	Recommended Frequency
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.	As required
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip.	As required
	Remove and dispose of oils or petrol residues using safe, standard practices.	As required

6 Rain Gardens

- 6.1 Areas of shallowed landscape depressions which are typically underdrained and rely on engineered soils and enhanced vegetation and filtration to reduce runoff downstream.
- 6.2 Bioretention areas are designed in accordance with CIRIA guidelines and should be maintained using the following regime;

Maintenance Schedule	Required Action	Recommended Frequency
Regular Inspections	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary	Quarterly
	Check operation of underdrains by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc and replace as necessary	Quarterly
	Inspect inlets and outlets for blockages	Quarterly
Regular Maintenance	Litter and debris removal.	Quarterly (or more frequently for aesthetic reasons)
	Replace any plants, to maintain planting density.	As required
	Remove sediment, litter and debris build-up from around inlets or from forebays	Quarterly to biannually
Occasional Maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch	As required
Remedial Actions	Remove and replace filter medium and vegetation above	As required but likely to be > 20 years

7 Infiltration Basins

- 7.1 Infiltration basins are designed to store runoff in vegetated depressions and gradually infiltrate it into the ground.
- 7.2 Infiltration basins are designed in accordance with CIRIA guidelines and should be maintained using the following regime;

Maintenance Schedule	Required Action	Recommended Frequency
Regular Inspections & Maintenance	Litter, debris and trash removal.	Monthly
	Grass cutting – for landscaped areas and access routes.	Monthly (during growing season), or as required
	Grass cutting- meadow grass in and around basin.	Half yearly (spring before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants.	Monthly (at start, then as required)
	Inspect banks of upper basin for signs of scour/erosion or instability, owing to runoff from the adjacent agricultural land.	Half yearly, or as required.
Occasional Maintenance	Re-seed areas of poor vegetation growth.	Annually, or as required
	Prune and trim trees and remove cuttings.	As required
	Remove sediment from pre-treatment system when 50% full.	As required
Remedial Actions	Remediate excess scour or erosion which might result in instability of the bank for the upper basin, owing to runoff from the adjacent agricultural land.	As required
	Realignment of rip-rap.	As required
	Repair/rehabilitation of inlets, outlets and overflows.	As required

Maintenance Schedule	Required Action	Recommended Frequency
	Rehabilitate infiltration surface using scarifying and spiking techniques if performance deteriorates.	As required
	Re-level uneven surfaces and reinstate design levels.	As required
Monitoring	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly
	Inspect banksides, structures, pipework etc. for evidence of physical damage.	Monthly
	Inspect inlets and pre-treatment systems for silt accumulation. Establish appropriate silt removal frequencies.	Half yearly
	Inspect infiltration surfaces for compaction and ponding.	Monthly