

To:	David Cox	From:	James Playfair
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Planning App Ref:	PL/2023/07503
Service Ref:	Drainage
Date:	20 July 2026

PROPOSAL

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

SITE LOCATION

Westbury and District Hospital, The Butts, Westbury, Wiltshire, BA13 3EL

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- 0654-SK-1101-C (BASIN CROSS SECTION PLAN)
- 0654 Westbury Hospital - SW Drainage Updates 07.07.2026
- 0654-SK-301-E
- 0654-PDL-101-K
- Vesting Certificate - Westbury Hospital, The Butts Westbury 22.04.2026 CM2838 S104 180146
- Rainwater Garden note

ASSESSMENT OF THE PROPOSAL

Context

It should be noted that our comments below are reliant on the accuracy and completeness of the design presented and we do not take any responsibility for incorrect data or interpretation made by the authors. Wiltshire Council and their consultants (AtkinsRéalis) take no responsibility for design or construction defects.

In April 2026 the LLFA maintained a Holding Objection until the following documents/information were supplied:

1. The applicant is to provide copies of that formal acceptance and supporting pre-handover inspection information to be provided for context. In addition, inspection and maintenance records which demonstrate when maintenance has been carried out (and what has been completed) should also be supplied.

In parallel we also advise the LPA should contact the maintenance company to ensure that they have adopted the drainage (and to understand maintenance completed to date) if there is any ambiguity here.

2. 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 (by cross-sections where relevant) that the attenuation tank has the required minimum cover of 250mm–300mm in landscaped/pedestrian areas (particularly where the basin side slopes are adjacent to / potentially interacting with the tank).
3. The applicant shall submit the as-built design documentation and construction details for the rain garden as installed, including (as a minimum) plan(s), long section(s) and cross section(s) showing levels, side slopes, base and freeboard, any liner/media build-up, inlet/outlet/overflow details, edge restraint/retaining details, and confirmation of how safe pedestrian movements/fall risks have been addressed.
4. The applicant is to construct a lined swale, as stated would be provided in the design (Preliminary Drainage Layout PDL-101), to capture runoff from the fields and transfer it into the pond.
5. The applicant is to provide a formalised inflow and bank remediation works (to remediate against the clear rutting / localised erosion which is shown in both the residents and applicants photos) on the basin identified above.
6. The applicant shall provide a detailed overland flow assessment safely and wholly demonstrating how overland flow originating offsite are intercepted by the constructed drainage features with details provided of any further remedial works to be completed
7. 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
8. The applicant should assess the constructed raingarden in accordance with CDM 2015 and ensure that the potential risk for falls from height into the raingarden have been appropriately mitigated. This may require additional consultation with the council's urban design team.
9. An assessment of sedimentation of the basin should be completed (given the current uncontrolled entry) 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.

Assessment

Following a Teams Meeting with the applicant on 21st May 2026 to review the requirements above, further information has been provided.

1. As agreed on a 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.
2. Drawing SK-301 has been updated to include the existing levels added. The minimum cover for the tank required is 0.3m cover and in this instance, we exceed this as the soffit level of the tank is 90.50 AOD which achieves a 0.5m cover (at the lowest point).
3. The request for CCTV is no longer required because it was agreed to be unnecessary to provide a full CCTV of the entire network. It was agreed it wasn't usually requested and we reiterated that most of the system is now adopted so the CCTV is irrelevant as any perceived defects cannot be modified without permission from Wessex Water.
4. 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

The existing hedgebank features a break at the lowest edge of field, allowing flows to enter the development site. 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

5. Drawing 0654-SK-1101-C shows a 1m wide strip of assorted loose stones/pebbles (sizes to be a around 40mm) at a depth of 150mm. This will be over a >600mm deep trench filled with gravel along with a perforated pipe positioned along the bottom of the trench, which will all be encased within a Geotextile membrane/fabric. An impermeable membrane will be dressed along the exterior and taken up to the ground level to provide a boundary between the top fill stones and the adjacent soil.
6. See Point 4
7. It was agreed that a CAD drawings were no longer required as a detailed survey had already been undertaken.
8. Backhouse's technical team have inspected the area and advise that the footpath is structurally sound and benefits from a post and rail fence.

If the management company identify any remedial works required once the handover is complete, these will be actioned.

A new planting schedule has been submitted as part of the Section 73 application, proposing to replace the aquatic planting with a mix of wildflower planting which is more suitable to the soil conditions. Once the Section 73 has been approved this can be implemented.

9. 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

RECOMMENDATION

The LLFA has no further objections but recommend that the conditions be revised as follows:

2. The development shall be retained and managed in accordance with the scheme of surface water drainage detailed within the Drainage Plan (Drawing No. 0654-PDL-101-K) and AWP Drainage Maintenance Plan; and any associated drainage drawings and technical information approved pursuant to this permission.

REASON: To ensure that the development is adequately drained and to minimise the risk of flooding in accordance with Core Policies 50 and 67 of the Wiltshire Core Strategy.

3. The development shall be retained and managed in accordance with the approved scheme for the collection and disposal of off-site surface water flows as detailed within the AWP Headwall Relocation Technical Note, the AWP 7 July 2026 Technical Note, Drainage Plan (Drawing No. 0654-PDL-101-K) and AWP Drainage Maintenance Plan and any associated drainage drawings and technical information approved pursuant to this permission.

REASON: To ensure that the development is appropriately protected from off-site surface water flooding and to minimise flood risk.

4. The drainage infrastructure approved pursuant to this permission shall thereafter be managed and maintained in accordance with the approved Drainage Maintenance Plan and associated maintenance arrangements for the lifetime of the development.

REASON: To ensure the drainage infrastructure remains effective in managing surface water and reducing flood risk throughout the lifetime of the development.