



Wiltshire Council Planning Department
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

4th December 2025

Dear Ruaridh,

APPLICATION FOR APPROVAL OF RESERVED MATTERS (CONDITION 2) AND APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7, 8, 9, 10, 11, 12, 14, 17, 18, 20, 21 AND 23 PURSUANT TO OUTLINE PLANNING PERMISSION PL/2022/08744

FORMER DEVIZES COMMUNITY HOSPITAL, NEW PARK ROAD, DEVIZES, WILTSHIRE, SN10 1EF

PLANNING PORTAL REFERENCE NUMBERS PP-14523355 AND PP-14523491

On behalf of the Gainsborough Group, Crossman Planning Consultancy are pleased to submit a reserved matters application pursuant to Condition 2 of outline planning permission PL/2022/08744, alongside an application for approval of conditions detailed within that permission. Although submitted under separate statutory processes, the reserved matters and associated conditions form a single, coordinated package of information, and this covering letter supports both submissions.

Part 1 – Reserved Matters application (Condition 2)

Outline planning permission PL/2022/08744 was granted on 30th January 2025 for the redevelopment of the former Devizes Community Hospital site to provide up to 58 dwellings, a 67.7 sqm flexible commercial unit, retention, and conversion of historic buildings, and associated public realm and landscaping. Condition 2 requires the submission of reserved matters for:

- (a) Scale
- (b) Layout
- (c) External Appearance

(d) Landscaping

The detailed design has been prepared in full accordance with the Illustrative Heritage and Urban Design Parameter Plan (Drawing Number DH-AFA-XX-ZZ-DR-A-1151 Rev P3) and Illustrative Green Infrastructure and Ecology Parameter Plan (Drawing Number DH-AFA-XX-ZZ-DR-A-1150 Rev P3) approved under Condition 4 and is guided by the principles embedded within the Outline Design and Access Statement Rev P1 secured by Condition 5.

(a) Scale

The scale of the proposed development is in general conformity with the building height zones set out in the Illustrative and Urban Design Parameter Plan (Drawing Number DH-AFA-XX-ZZ-DR-A-1151 Rev P3). This comprised three zones; one zone for 2 storey new buildings, one zone for 2.5 storey new buildings and one zone for 3 storey new buildings. The Proposed Site Layout (Drawing Number APD-05-25-01) demonstrates that the development proposes a hierarchy of 2-storey and 2.5-storey buildings, concentrated away from the sensitive edges of the site and respecting the Conservation Area setting. In particular, Blocks B and C are 2 storeys within the 2-storey zone. Block E is 2.5 storeys and falls within the 2.5 storey zone. Block A however straddles both the 2 and 3 storey zone as shown on the approved parameter plan and so is being proposed as 2.5 storey, which is an appropriate scale between both zones providing a key gateway to the site from Couch Lane. Despite allowing 3 storeys, no part of the proposed development is 3 storeys in height. The massing has been refined to ensure subservience to the retained historic buildings to be converted to the east and to maintain appropriate separation distances.

(b) Layout

The Proposed Site Layout provides a clear and legible structure to the built form that reflects the movement framework and green infrastructure principles approved at outline stage. Key features drawn from the approved parameter plans include:

- A central communal green space consistent with the Illustrative Green Infrastructure and Ecology Parameter Plan.
- Retention and setting enhancement of the two retained historic buildings to the east.
- An east to west pedestrian and cycle link from New Park Road to Couch Lane.
- A north to south pedestrian connection from Commercial Road to the south.
- No vehicular through-route, as required by the Illustrative Heritage and Urban Design Parameter Plan.
- Logical distribution of homes around shared spaces with a traffic calming island and courtyard style water feature and new street tree planting pepper potted throughout the development.
- Integrated bin and cycle storage as demonstrated on the submitted layout plan (Proposed Site Layout Bin and Cycle Store Details Drawing Number APD-05-25-17).
- The proposed built form falls outside of the dark zone/bat corridor as depicted on the Illustrative Green Infrastructure and Ecology Parameter Plan. Any proposed lighting is

not to exceed existing light levels as required by the lighting strategy for the development.

- The Proposed Site Layout Drawing Number APD-05-25-01 shows a distributed, courtyard-based parking strategy, with parking spaces arranged in small groups throughout the development rather than in a single large car park. Most car parking spaces are located within shared surface areas and landscaped parking courts, positioned behind or between buildings to reduce visual prominence and maintain an attractive street scene that has a community feel throughout the development. Moreover, the allocated resident parking is arranged in short perpendicular rows adjacent to each building block. Visitor parking is located at convenient points around the perimeter and near to the key entrance points. Motorcycle parking is located within the main parking court and cycle parking is concentrated in secure cycle stores positioned centrally and near to building entrances. Overall, the arrangement prioritises safe movement, legibility, and landscape integration, with trees, soft landscaping, railings, and bollards being used to break up parking areas and define key pedestrian routes.

(c) External Appearance

The use of varied materials and architectural treatments respond to the heritage context, retaining and complementing the retained historic buildings to the east while ensuring visual cohesion across new-build plots. Elevations adopt a contemporary but sympathetic palette, ensuring a high-quality character consistent with Core Policy 57. The proposed elevation drawings for Blocks A, B, C and D can be summarised as follows:

- **Block A** - Block A, being the gateway building from Couch Lane, presents a high-quality brick-built apartment building with strong architectural symmetry and a landmark central gable forming the principal entrance archway. The elevations use a multi-tone brick palette, incorporating areas of contrasting stonework around the central feature gable, which references the historic character of the site. Moreover, the facing brick walls in terms of colour and texture aim to match the existing canal side buildings. The upper floors sit beneath a varied roofscape with pitched roofs and dormers, providing articulation and reducing massing. The dormer windows will have a lead/zinc finish, and the windows will have a plain and flush UPVC casement design which will be finished in black. Balconies with contemporary metal balustrades are positioned on the flanking wings either side, softening the façade and providing active frontages towards the canal and Couch Lane.
- **Block B** - Block B is a more traditional terraced row of two-storey homes, designed with a simple and coherent external appearance that reflects the local residential vernacular. The façades include a white render finish to the walls along with raised brick band eaves detailing with headers and stretcher design in red engineering brick. The recon stone window cills with brickwork soldier courses are proposed in a red engineering brick. There is a consistent rhythm to the windows and contemporary

front doors. The pitch of the roof remains consistent across the terrace, reducing visual complexity, with roof light windows on the rear elevation to add visual interest without increasing massing. Integrated bin stores with green roofs sit at the front of the building, contributing positively to the street scene and softening the frontage.

- **Block C** – Block C is 2 storeys and located within the site facing outwards towards the retained buildings. This corner turning townhouse adopts a multi tonal buff/red brick palette, with raised brick band detailing and projecting bays and gable features to add visual interest. The roof form is predominantly hipped roofs to reduce the massing of the building with feature projecting bay window to add interest to the existing street scene. The roof lights also add visual interest without adding further height to the building. The window proportions, brick detailing and porch canopies create a cohesive and high-quality appearance across this building whilst respecting the character of adjacent blocks.
- **Block D** – This is one of the most attractive blocks which functions as a distinctive gatehouse and architectural focal point within the development. Its appearance is characterised by the central clock tower element with a steep pyramid style roof and dormer features. This detailing makes the building a quality landmark within the development that celebrates its historic past and institutional character. The elevations use contrasting brick and stonework, arched openings, and traditional sash style windows. Lower projecting wings on either side add a symmetrical built form, while the detailing and use of contrasting bricks, recon stone, band courses, and quoins make the building more visually appealing whilst responding to the heritage-led design approach across the entire site.
- **Block E** – Block E is located within the zone that allows a building height of 2.5 storeys. This block has a strong architectural presence, particularly along the canal edge, where the building presents a highly articulated frontage. The external appearance comprises a mix of brick facing detailing comprising wall colours and texture to match the existing canal side buildings. The vertical weather boarding with black finish is a feature of the elevations with matching garage doors and this gives a contemporary feel to this part of the development. Moreover, this detailing also breaks up the massing and emphasizes the key entrances. The roofscape is varied, comprising a mix of dual pitch roofs and dormers. The north (canal side) elevation incorporates glazing and recessed balconies at first floor level, supported by slender columns to create light and open frontages. Gabled features and vertically proportioned windows contribute to a subtle warehouse style character which is appropriate to the canal side setting. The southern and eastern elevations have a more consistent pattern of window openings and refined brick detailing. Overall, Block E successfully blends traditional materials with contemporary detailing to create a distinctive, high-quality building that benefits from a water edge location.

(d) Landscaping

The landscaping strategy shown on the Proposed Site Layout and detailed within the accompanying LEMP has been directly informed by the Green Infrastructure & Ecology Parameter Plan, including:

- Retention of identified trees and boundary vegetation.
- Creation of new biodiverse habitat areas.
- Delivery of a central communal green.
- Sensitive treatment of the canal side edge and dark corridor zones.
- Native tree planting in accordance with ecological recommendations.

The approved Illustrative and Green Infrastructure and Ecology Parameter Plan Drawing Number DH-AFA-XX-ZZ-DR-A-1150 Rev P3 required a 385m² central communal green and a 250m² area for habitat enhancement. The Proposed Site Layout meets this requirement providing a total area of green, grassland and habitat enhancement area of 730m² which includes a wildflower planting area. Further details of the species and types of planting within these areas are provided within the accompanying LEMP (Condition 9).

The proposal is also supported by a Biodiversity Metric Calculation in accordance with Condition 20, demonstrating compliance with biodiversity net gain requirements.

Condition 21 (Bat Activity Surveys and Assessment)

In accordance with Condition 21, the Reserved Matters cannot be determined until an Updated Bat Survey Assessment is provided. The updated report titled “Devizes Community Hospital – Bat Activity Surveys and Assessment” (Ellendale Environmental, 22 August 2025) is submitted and discussed in detail under condition 21 below. In summary, it confirms:

- Continued use of the site by roosting and foraging bats.
- A workable and policy compliant mitigation strategy.
- No constraints preventing the approval of the reserved matters.

Part 2 – Approval of Details Reserved by Conditions 7,8,9,10,11,12,14,17,18,20,21 and 23.

In support of the condition discharge application, please find enclosed the following plans and documents. Dealing with each in turn below:

- **Condition 7 (Intrusive Phase II Ground Investigation)** – Information to follow shortly.
- **Condition 8 (Construction Environmental Management Plan - CEMP)** - A comprehensive CEMP has been submitted addressing the criteria listed in the condition on the consent, specifically dealing with:
 - Dust, noise and vibration mitigation.
 - Working hours.
 - Site management.

- Ecological protection measures.
 - Pollution control and emergency procedures.
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- **Condition 9 (Landscape and Ecology Management Plan)** – The LEMP aligns with the updated ecological assessment and approved Illustrative Green Infrastructure and Ecology Parameter Plan. It includes details in relation to:
 - Habitat creation.
 - Longterm ecological management.
 - Monitoring requirements associated with the proposed green infrastructure; and
 - Measures to support bat corridors and dark zones.
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- **Condition 10 (Drainage Strategy)** – The submitted drainage strategy by Ardent Consulting Engineers dated November 2025 provides information in relation to:
 - The surface water and foul drainage design.
 - The attenuation tank arrangements across the site.
 - SuDs treatment; and
 - The outfall strategy (looking at discharge to the canal primarily and then the fall-back option of discharge to the combined sewer connection).

The phase II ground investigation that was previously conducted on the site showed that infiltration is non-viable for the site. The proposed surface water drainage strategy for the site demonstrates a system of sustainable drainage and attenuation features to provide sufficient attenuation storage within the site during the 1 in 100-year storm event +45% allowance for climate change. Moreover, the discharge from the site will provide a betterment in terms of rate and volume with a reduction in volume due to reduced impermeable areas, and rates reduced by 20% should the combined sewer be connected to or more if a connection to the canal can be achieved.

Wessex Water provides the local drainage network and the proposed drainage strategy will connect into this network for the foul water drainage. In summary, the accompanying drainage strategy demonstrates that the proposals are consistent with the aims of the Framework, the PPG and local guidance. Lastly, the site will not be at significant risk of flooding or increase the flood risk potential to others.

- **Condition 11 (Walking and Cycling Movement Framework)** – A walking and cycling movement layout has been submitted demonstrating:
 - An east to west cycle route through the site.
 - Pedestrian links north to south across the site.
 - Secure, accessible cycle storage; and
 - Integration with the street hierarchy to demonstrate how permeable the site is with the surrounding built environment.

The Proposed Site Layout Walking and Cycling Movement Plan Drawing Number APD-05-25-19 denotes the shared surface roads throughout the site for vehicles, cyclists, and pedestrians with a maximum speed of 20mph (this is denoted by the blue colouring). The red colouring denotes the dedicated 'pedestrian only' pathways, the yellow denotes shared surface pathways for both cyclists and pedestrians and the purple denotes cycle parking with "Sheffield" stands or similar.

- **Condition 12 (Electric Vehicle Charging Strategy)** – An electric charging and parking layout has been provided which shows:
 - EV charging points have been allocated to individual parking spaces.
 - That there is "charging reading" infrastructure for all dwellings.
 - Visitor parking integration.

Drawing Number APD-05-25-20 (Proposed Site Layout Parking and Electric Vehicle Charging Strategy Plan) denotes where the vehicle charging points will be installed in accordance with the requirements of Approved Document S of the Building Regulations. One charging point is proposed for each dwelling with a dedicated parking space. Communal charging points are allocated to non-dedicated parking spaces.

- **Condition 14 (New Signage and Wayfinding Details)** – Detailed signage proposals are provided within the signage layout, ensuring that clear, unobtrusive, and appropriate wayfinding markers are provided throughout the development. All new signage will complement the proposed development to ensure easy and safe navigation through the development and provide informative information for the residents and visitors to the development. The signage will also detail the history of the site and provide directional, intuitive, and functional information to create a welcoming environment for all. Drawing Number APD-05-25-21 provides details of the proposed signage for traditional fingerposts, interpretation boards, lectern mounted interpretation panels, historic cast aluminium wall plaques and development/building name and date stones.
- **Condition 17 (Access works)** – S278 Layout Plan (Drawing Number 2506810-ACE-XX-XX-DR-C-1101 and S278 Construction Details (Drawing Number 2506810-ACE-000-00-DR-C-111) for consideration.
- **Condition 18 (External Lighting Scheme)** - The lighting strategy supports the ecological requirements, particularly the designated dark corridor as depicted on the approved Green Infrastructure and Ecological Parameter Plan, ensuring:
 - Low level directional lighting.
 - Limited illumination spill into sensitive ecological zones; and
 - Compliance with bat mitigation requirements.
- **Condition 20 (Biodiversity Metric)** – A complete Biodiversity Net Gain calculation accompanies the submission which demonstrates compliance with the condition 20.

The Statutory Biodiversity Metric Calculation tool indicates that the development will result in a net gain of 61.60% for non-linear habitats and 78.66% for linear habitats. The emerging Wiltshire Local Plan Review Biodiversity Net Gain Topic Paper states that the emerging local plan position will be 20% BNG. The biodiversity net gain achieved at the site exceeds both the adopted mandatory position and the emerging 20% positions, thus complying with local and national planning policies for biodiversity net gain.

- **Condition 21 (Updated Bat Surveys)** - Updated bat activity surveys have been undertaken by Ellendale Environmental in June 2025 to refresh earlier survey work completed between 2020 and 2023. The submitted Bat Activity Surveys and Assessment Report dated 22nd August 2025 confirms continued but low-level bat usage across the site, with foraging activity by common pipistrelle, soprano pipistrelle, serotine and noctule bats, and one active lesser horseshoe day roost identified within the basement of Building B1. No bats were observed emerging from Buildings B2a, B2b, B3 or B6 during the 2025 surveys. All previously recorded roost locations are within buildings that are to be retained and converted as part of the development.

The site's overall bat interest is assessed as having a low conservation value, comprising small day roosts used opportunistically by non-breeding bats. A full package of proportionate mitigation accompanies the application and detailed within Ellendale's report and includes the retention and enhancement of the identified roost areas, provision of new roosting features (including raised ridge tiles, bat boxes, and a dedicated bat loft within the existing chimney which will be retained as a feature within the site), and a sensitive lighting strategy to maintain dark corridors along the canal. A Natural England licence will be secured prior to works affecting roost-holding buildings. The submitted mitigation ensures that the development will maintain the favourable conservation status of bats, enabling the Council to confidently determine the Reserved Matters and associated conditions.

- **Condition 23 (Cycle Parking and Bin Storage Facilities)** – The submitted bin and cycle storage layout demonstrates that the following has been incorporated into the layout:
 - Secure, sheltered cycle storage.
 - Appropriately positioned and accessible refuse storage.

Drawing Number APD-05-25-17 demonstrates that bin and cycle stores are distributed across the site in six locations (A-F) to ensure that all dwellings have convenient and policy compliant access to storage and bin collection points. For individual houses, bin storage areas are positioned in enclosed stores at the front and cycle storage to the rear in accessible garden areas. The apartments are served by communal stores which have been designed in accordance with Wiltshire Council's requirement for waste and recycling containers.

Cycle parking for the apartments comprises secure communal stores and visitor cycle stands in prominent locations across the site. Freestanding cycle stores are designed using robust timber hit-and-miss panels with black-stained finish and green roofs, ensuring a high-quality appearance whilst being visually discreet across the site. Stores serving the apartment blocks incorporate Sheffield stands or wall-mounted racks, while visitor provision is spread throughout the development to support sustainable travel.

The bin stores and collection points and appropriate cycle storage have been embedded within the layout to complement the wider movement and public realm strategy. Overall, the drawing demonstrates a well-designed, practical, and attractive arrangement for managing waste and providing secure cycle storage in compliance with local and national design guidance.

- **Condition 6 (Archaeological Written Scheme of Investigation)** - For clarity, condition 6 has already been partially discharged under planning reference PL/2025/07312. It will then be fully discharged once the trial trenching evaluation has been completed and once the archaeological investigation has been undertaken the results will be provided to the Council.

In addition to this covering letter, the following plans and documents are submitted pursuant to the reserved matters and associated condition discharge applications:

- Reserved matters application form.
- Discharge of conditions application form.
- CIL form 1.
- Design and Access Statement.
- Proposed Site Layout – Drawing Number APD-05-25-01.
- Proposed Site Layout Bin and Cycle Store Details – Drawing Number APD-05-25-17.
- Proposed Site Layout Parking and Electric Vehicle Charging Strategy Plan – Drawing Number APD-05-25-20.
- Proposed Site Layout Signage and Way Finding Strategy - Drawing Number APD-05-25-21.
- Proposed Site Layout Swept Path Analysis and Road Layout – Drawing Number APD-05-25-16.
- Proposed Site Layout Walking and Cycling Movement Plan – Drawing Number APD-05-25-19.
- Proposed Apartment (Block A) Elevations and Floor Layouts (Sheet 1 of 3) – Drawing Number APD-05-25-15-1
- Proposed Apartment (Block A) Elevations and Floor Layouts (Sheet 2 of 3) – Drawing Number APD-0525-15-2.
- Proposed Apartment (Block A) Elevations and Floor Layouts (Sheet 3 of 3) – Drawing Number APD-05-25-15-3.

- Proposed Houses (Block B) Elevations and Floor Layouts – Drawing Number APD-05-25-13.
- Proposed Corner Houses (Block C) Elevations and Floor Layouts – Drawing Number APD-05-25-12.
- Proposed Gate House (Block D) Elevations and Floor Layouts – Drawing Number APD-05-25-14.
- Proposed Corner Houses (Block E) Elevations and Floor Layouts (Sheet 1 of 2) – Drawing Number APD-05-25-11-1.
- Proposed Corner Houses (Block E) Elevations and Floor Layouts (Sheet 2 of 2) – Drawing Number APD-05-25-11-2.
- Proposed Street Elevations – Drawing Number APD-05-25-10.
- Proposed Landscaping Layout – Drawing Number APD-05-25-26.
- Condition 7 – Ground Conditions Assessment Report – TO FOLLOW.
- Condition 8 – CEMP – Document Ref: eel983r251204SP CIC v1.0.
- Condition 9 – LEMP – Document Ref: EEL983R251201SK CICv1.0.
- Condition 10 – Drainage Strategy Ref: 2506810-ACE-XX-XX-RP-C-0301.
- Condition 11 - Proposed Site Layout Walking and Cycling Movement Plan – Drawing Number APD-05-25-19.
- Condition 12 - Proposed Site Layout Parking and Electric Vehicle Charging Strategy Plan – Drawing Number APD-05-25-20.
- Condition 14 - Proposed Site Layout Signage and Way Finding Strategy - Drawing Number APD-05-25-21.
- Condition 17 – Access works – S278 Layout Plan (Drawing Number 2506810-ACE-XX-XX-DR-C-1101 and S278 Construction Details (Drawing Number 2506810-ACE-000-00-DR-C-111).
- Condition 18 – External Lighting – Proposed Lighting Layout Drawing Number APD-05-25-22.
- Condition 20 – BNG Metric – Document Ref: EEL983R251202SP Biodiversity Net Gain Assessment CICv1.0 and EEL983R251202SP Biodiversity Metric 4.05 Calculation Tool CICv1.0.
- Condition 21 – Bat Activity Surveys and Assessment – Document Ref: CIC V1.0.
- Condition 23 - Proposed Site Layout Bin and Cycle Store Details – Drawing Number APD-05-25-17.

Summary

The reserved matters submission and associated technical documentation pursuant to the tranche of planning conditions pursuant to PL/2022/08744 demonstrates that the detailed proposals:

- Are in accordance with the approved parameter plans (Drawing Number DH-AFA-XX-ZZ-DR-A-1150 Rev P3 and DH-AFA-XX-ZZ-DR-A-1151 Rev P3).

- Will deliver a high quality, policy compliant scheme.
- Address all environmental, heritage, ecological and highway technical matters.

We trust that the enclosed information is sufficient to validate and progress both applications in parallel. We look forward to early dialogue with you should you require clarification or minor amendments during the determination period and to continue our great working relationship that has been established to date.

Yours faithfully,



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