
From: James Goldring
Sent: 20 January 2026 12:04
To: Thomas, Andrew
Subject: RE: PL/2025/08704 Nicholson House, 43c, Winsley, Bradford On Avon, BA15 2LE

Hi Andrew

Thank you for following up with the below, and I note the objection via the Parish Council, with concerns in relation to the additional number of vehicular movements to and from site associated with the new building use.

In discussion with Dorothy House, it is confirmed that the new facilities created under this application are associated with the relocation of current unsuitable facilities elsewhere on the site, and will not constitute the addition of 22no. new FTE, as per the application form – this figure is associated with new desk spaces only.

To confirm, the following is noted by way of summary:

- The Winsley site currently houses ten inpatient support units, day patient services, physio and occupational therapy suites, and a family support team facilities. The current family support team facilities are unsuitable, and located within the lodges at the east of the site. The proposal under this location will see existing employees relocated to the enhanced Nicholson House. No new employees are proposed.
- The Winsley site currently supports 10no. inpatients and their families, in addition to 15-20no. day patients, with 102no. FTE and 201 PTE. The majority of employees are local and travel to work via car-shares, cycling, or walking.
- The Winsley site has 187no. existing car parking spaces, and the main car park at the south of the site is generally only 50% capacity. There are no issues relating to employee/visitor cars spilling out onto the public highway due to existing parking capacity being unsuitable.
- The new training facilities are proposed to accommodate in-house employees only, and there is no proposal to open the space for external visitors.

I hope the above eases concerns raised by the Parish Council, and I apologise for the ambiguity in the additional employee numbers stated in the application form. Do let me know should you wish to discuss the above further, or if you require any additional information to support your decision.

James Goldring,
Architect



NVB Studio, Rook Lane Chapel,
Bath Street, Frome
Somerset BA11 1DN