



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09349
Decision Date: 26/03/2026

Applicant:	NHS Property Services (NHSPS) Ltd 10 South Colonnade, Canary Wharf, London, London, United Kingdom, E14 4PU
Particulars of Development:	Reconfiguration and resurfacing of the designated car parking area for the main entrance at Melksham Community Hospital, and the replacement and installation of associated external lighting.
At:	Melksham Community Hospital, Spa Road, Melksham, SN12 7NZ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

241046-MHR-KK-XX-XX-DR-A-1000 Rev P05, Location Plan; 241046-MHR-KK-XX-XX-DR-X-1001 Rev P03, Existing Site Plan; 241046-MHR-KK-XX-XX-DR-X-1002 Rev P03, Resurfacing Plan;

241046-MHR-KK-XX-XX-DR-X-1101 Rev P05, Proposed Site Plan; 7391/ES/101, Existing Electrical Services Plan; 7391/ES/30, Proposed External Lighting Layout; RSKHL_8795.25 TCP Rev V1.0, Tree Constraints Plan - West; RSKHL_8795.25 TCP Rev V1.0, Tree Constraints Plan - East; 24390-JDL-XX-XX-DR-E-01 Rev T01, Proposed Drainage Layout; 24390-JDL-XX-XX-DR-E-05 Rev T01, Proposed Drainage Details (Sheet 1 of 2); 24390-JDL-XX-XX-DR-E-06 Rev T01, Proposed Drainage Details (Sheet 2 of 2); HGA/7391/ELDS/SG, Lighting Design Statement, produced by Houghton Greenlees & Associates; all received on 27 November 2025; and SUDS Strategy, Produced by JDL Consultants Limited Civil and Structural Consulting Engineers, as received on 20 January 2026; Arboricultural Method Statement, Produced by GE Consulting, reference: 3209-AMS-MU, as received on 28 January 2026; 3209-TPP-MU, Tree Protection Plan, as received on 11 February 2026; 24390-JDL-XX-XX-DR-E-02 Rev 01, Exceedance Routing, as received on 17 March 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The development hereby approved shall be carried out in strict accordance with the following documents:

- Section 6 (Recommendations) of Preliminary Ecological Appraisal Report and Biodiversity Net Gain Approach, produced by Davidson-Watts Ecology, dated 10 November 2025
- Biodiversity enhancements measures (hedgehog nest box, bat box and bird box) as shown on the Biodiversity Enhancement Plan, produced by Davidson-Watts Ecology, dated 18 March 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** Prior to the reconfigured car parking area hereby approved being brought into use, all ecological enhancement measures shown on the Biodiversity Enhancement Measures plan (produced by Davidson Davidson-Watts Ecology, as received on 18 March 2026) shall be fully implemented on-site.

REASON: To provide mitigation/enhancement for biodiversity.

Informative

- 1** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)