



Covering letter

Chippenham Community Hospital, 49-51 Rowden Hill, Chippenham SN15 2AJ

April 2026

Avalon
PLANNING & HERITAGE
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FAO Mr Simon Smith
Wiltshire Council
Development Management
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

2nd April 2026

Our Ref. A3550

Dear Simon,

Planning Application ref. PL/2025/07320 – Chippenham Community Hospital

Application for approval of details reserved by condition, following the granting of planning permission (ref. PL/2025/07320) for ‘Works to Rose Cottage to provide a new medical gas storage facility; demolition of the existing gas bottle storage building; and extension of the existing car park to provide additional visitor bays alongside a bespoke parking space for a new breast screening service mobile unit’

Planning Portal ref. PP-14312673

On behalf of our client, NHS Property Services, please find enclosed an application to discharge conditions 6, 8, and 9 in relation to planning permission ref: PL/2025/07320 that was granted on the 11th of March 2026.

The conditions are reproduced below, for completeness:

6. Prior to the final surface materials being laid, details of the car parking surfacing material to be used for the parking area and the demarcation of the parking bays shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the absence of such details within the submission, so as to allow the consideration of the adequacy of the car park.

8. Prior to the first use of the development, a scheme for, and timing of, the provision of additional undercover and secure cycle parking at the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme, with the cycle parking being retained and made available for use thereafter.



REASON: The proposals make no provision for additional cycle parking at the site and so as to comply with the requirements of the Wiltshire Local Transport Plan 2011 – 2026 Cycling Strategy 2014.

9. Other than works to existing buildings, no demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree and their protective fencing in accordance with British Standard 5837: 2012: “Trees in Relation to Design, Demolition and Construction Recommendations”; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 “Tree Work – Recommendations” or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

To accord with the relevant requirements of the conditions, the application is accompanied by the following documents and information:

1. Proposed Levels, Hardstanding details, and Proposed Site Plan (Condition 6) including details of the car parking surfacing material to be used for the parking area and the demarcation of the parking bays;
2. Secure, covered cycle parking (Condition 8) – see accompanying Cycle Storage Location Plan showing the siting of the existing 2no. cycle stores and the proposed cycle parking to be located immediately north of the approved car park extension (within the blue line ownership boundary). The proposed cycle parking will take the form of covered ‘Sheffield’ cycle stands – see accompanying manufacturers product specification for Broxap ‘Apollo Cycle Shelter’. There will be 5no. cycle stands (10 bicycle spaces) which will be available for use by both staff and visitors



of the hospital – this is considered proportionate to the additional car parking spaces. The cycle stands will be root fixed to the ground in line with the requirements set out within the Cycle Chippenham guidance. For clarification, the bicycle stand will be freestanding c. 150mm from the building.

3. Tree Protection Plan (Condition 9) - including illustration of the Tree Root Protection Zones, Area of excavation to be Hand Dug, Area of car park to be re-surfaced, and the location of the protective fencing to be installed in accordance with the recommendations indicated in the Arboicultural Report.

Conclusion

I trust that the application will meet with your support, but please contact me if you require any further information at any stage of the application process.

Yours faithfully,

Jad-Dean Mekki
Assistant Planner

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