

Planning, Design and Access Statement

Beechlydene and Ashdown Units, Fountain Way Hospital

April 2026

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Appendix I Site Location Plan

Report title: Planning, Design and Access Statement – Beechlydene and Ashdown, Fountain Way Hospital

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For and on behalf of Avison Young (UK) Limited

1. Introduction and Site Context

1.1 This Planning, Design and Access Statement has been prepared by Avison Young ('AY') on behalf of the Avon and Wiltshire Mental Health Partnership NHS Trust ('AWP') to accompany a planning application to construct 2 no. single storey extensions to the side and rear elevations of Beechlydene at the Fountain Way Hospital site in relation to the Beechlydene Ward and Ashdown Unit at Wilton Road, Salisbury, Wiltshire, SP2 7FD (see **Appendix I** for Site Location Plan). The description of development is as follows:

"Proposed construction of single storey extensions to the Ashdown Unit and Beechlydene Ward, together with associated external works including hard and soft landscaping".

1.2 In summary, the proposed works comprise the following:

- Ashdown Unit (side of building / north-west elevation) – Construction of a new single storey extension circa 110 m², internal works to the existing ward building, and external works comprising soft and hard landscaping.
- Beechlydene Ward (rear of building / south elevation) – Construction of single storey extension circa 40m², internal alterations to the existing building, and external works including hard and soft landscaping.

1.3 The remainder of this Statement is structured as follows:

- **Section 1** introduces AWP and the proposed development, and also sets out the site context including planning history and relevant constraints and designations;
- **Section 2** sets out the proposed development;
- **Section 3** details the relevant planning policies, assessing the proposals against them; and
- **Section 4** summarises the planning merits of the scheme.

1.4 This planning application is made to Wiltshire Council ('WC') as the relevant Local Planning Authority and is accompanied by the following documents:

- Application Form, Certificates and CIL Form;
- Covering Letter;
- Site Location Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Existing Plan;

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- Proposed Plan;
 - Ashdown Proposed GA Plan
 - Existing Elevations;
 - Ashdown Proposed Elevations 1-2
 - Ashdown Proposed Elevations 3-4
 - Beechlydene – Proposed GA Plan
 - Beechlydene – Proposed Elevations 1 – 3
 - Planning, Design and Access Statement; and
 - BNG Report and Metric

Introduction

- 1.5 AWP is a specialist NHS mental health trust serving around 1.6 million people across Bath & North East Somerset, Bristol, North Somerset, South Gloucestershire, Swindon and Wiltshire¹. The Trust provides healthcare for people with mental health needs in community-based settings and plays an active role in research, partnerships, and community collaboration to meet the needs of service users, carers and families.

Beechlydene Ward

- 1.6 Beechlydene is an acute ward with 21 beds, providing inpatient care to both male and female adults. AWP's acute admissions wards offer assessment and treatment for adults of working age, from 18 to 65 years. The teams on each ward provide care to adults recovering from a mental health crisis who need urgent treatment, as well as supporting service users' recovery by developing relapse prevention plans and offering advice and support.
- 1.7 All requests for admission to AWP's acute wards are made to the local intensive team for an assessment who, alongside the ward team, work collaboratively to provide information and an explanation about how hospital admission will support recovery. AWP aim to care for service users on a ward local to where they live; however, to ensure that treatment can be provided without delay, users may be admitted to a bed in any appropriate site within the Trust.

Ashdown Unit

¹ <https://www.awp.nhs.uk/>

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- 1.8 The Ashdown Unit has 6 beds and is available for male adults. Ashdown is a Psychiatric Intensive Care Unit (PICU) which provides patients and service users with high levels of support for short periods of time as part of their recovery. PICU works alongside other inpatient ward settings including adult acute wards such as Beechlydene. AWP's PICUs offer rapid intervention to help service users move forward with recovery. The staff work closely with family members and carers, collaborating as a team to meet the needs of everyone that is being cared for.
- 1.9 The works proposed to both the Beechlydene and Ashdown Wards, which are located within the same building (Beechlydene) at the Fountain Way Hospital site, relate to the provision of new Extra Care ('EC') facilities which will provide designated space for service users who may require care and treatment away from the main ward/unit area. The proposed facilities will provide specialised rooms or spaces designed to safely manage situations where a service user is highly distressed away from the main ward. These EC Facilities are intended to improve safety for service users and staff and provide better therapeutic management of behavioural crises, including enhanced observation and risk management.

Site Context

- 1.10 The Beechlydene Ward and Ashdown Unit at Fountain Way Hospital ('The Site'), run by AWP, comprise a mental health facility (Use Class C2), located immediately to the south of Fountain Way and Wilton Road (A36). The Site comprises two units operating from the Beechlydene on the Fountain Way hospital site:
- **Beechlydene Ward** – acute 21-bed mental health ward, located to the rear of the building on the southern elevation.
 - **Ashdown Unit** – 6-bed Psychiatric Intensive Care Unit (PICU), located at the front of the building on the northern elevation.
- 1.11 The Site sits north of the Salisbury railway line, with the train station located approximately c. 250 m to the south east of the Site. Immediately adjacent to the south, between the Site and the railway line sit a number of industrial / commercial units, which include a charity, a martial arts school a food bank and an opticians.
- 1.12 The Site is located within the Built-Up Area Boundary ('BUAB') for Salisbury, within Salisbury St Paul's Ward, approximately 590m west of Salisbury City Centre and approximately 410m west of the Salisbury Central Area. The property benefits from access to a bus stop ('Fountain Way') on Wilton Road to the north, and from access to Salisbury Train Station c. 250m to the south east of the Site, which provides direct links to the town centre and surrounding areas. Additionally, the Site is well connected to the primary road network via the A36 (Wilton Road), which serves as Salisbury's primary ring road and provides a direct connection to the strategic highway network via its junction with the M27 near Totton.

Local services are located along Wilton Road approximately 100m to the north, including Tesco Express and Co-op.

Planning History

1.13 A desktop review of Wiltshire Council's ('WC') public access planning register returned the following relevant planning history for the Site:

- **S/2012/0018** – Demolition of Downton House at Former Old Manor Hospital, Fountain Way, Salisbury, SP2 7FD was approved on 6 January 2012.
- **S/2002/1571** – Demolition of Lindford and Shear Water Wards buildings within Old Manor Hospital Site was approved 30 September 2002.
- **S/2002/1572** – Demolition of Brooks House and Crane Ward Buildings within Old Manor Hospital was approved on 30 September 2002.
- **S/2001/0246** – Demolition of disused hospital building and construction of new acute mental health unit at the Old Manor Hospital, Wilton Road was approved on 13 March 2002.
- **15/09465/FUL** – to the north of the Site, forming part of the wider Old Manor Hospital site, 71 assisted living extra care units (C2 Use Class) was approved in October 2016.
- **S/2012/0017** – to the north of the Site, forming part of the wider Old Manor Hospital site, an application for the demolition of Downton House, refurbishment and conversion of the Ballroom and erection of new building to provide a primary health care centre (Use Class D1), retail pharmacy (Use Class A 1), associated car parking, cycle parking, ambulance drop off zone, landscaping and boundary treatment was approved in May 2012.

Constraints and Designations

1.14 The following planning constraints and designations are of relevance to the proposal site:

- The Site is allocated within the Local Plan via Saved Policy E6 – Old Manor Hospital within the Salisbury District Local Plan ('SDLP') (2011). The Wiltshire Core Strategy, adopted in 2015, saved this policy which will be replaced as part of the Local Plan Review.
- The Site is located in a sustainable location within the Built-Up Urban Area of Salisbury, within proximity to local amenities along Wilton Road, and accessible transport options including a bus stop on Wilton Road and Salisbury train station.
- Adjacent to Salisbury Conservation Area which sits to the north, east and west of the Site. There are no listed buildings on site; however, there are a cluster of Listed Buildings located c. 100m to the north of the Site including Grade II Listed 'Avon House', 'The Old Manor at Old Manor Hospital' and 'Fountain in Forecourt of the Old Manor, at Old Manor Hospital'.
- The Site is located within Flood Zone 1 and therefore has a low probability of flooding from rivers and the sea; there is also a low risk of surface water flooding.
- Since April 2024, 10% Biodiversity Net Gain ('BNG') has become compulsory for most developments, including small developments, under the provisions of the Environment Act 2021. The proposed development does not fall into a category which is exempt from providing

BNG due to its footprint, and this application is therefore accompanied by a BNG Report and Metric.

- There are no statutory ecological designations or Tree Preservation Orders ('TPOs') on Site; the River Avon System SSSI and River Avon Special Area of Conservation (SAC) sit approximately 250m to the south of the Site.
- The following emerging Local Plan policies (Regulation 19 version) are relevant to the Site including Emerging Policy 1 (Settlement Strategy), 32 (Salisbury Skyline), 96 (Water Resources), 22 (Salisbury Principal Settlement), and 31 (Salisbury Central Area).

1.15 The impact of these constraints and designations on the planning proposals is discussed further in Section 4 of this statement, where relevant.

2. Proposed Development

- 2.1 A need for Extra Care provision at the Site has been identified to support service requirements. As such, Avon and Wiltshire Mental Health Partnership NHS Trust ('AWP') are proposing to construct two single-storey extensions to the existing Beechlydene Ward and Ashdown Unit to enable these Extra Care services and provide specialist space for service users who may require care and treatment away from the main ward/unit area. The Beechlydene Ward is located to the rear of the building on the southern elevation and Ashdown Unit is located on the northern elevation of the building.
- 2.2 The existing use of the building falls under Use Class C2 (Residential Institutions). The proposed extensions will remain within Use Class C2, as the proposals comprise additional facilities to the established mental health units.
- 2.3 The proposals are detailed below. These exclude internal works to the existing building which are shown on the plans for context, but which are not development and do not require planning permission:
- 2 no. single-storey extensions comprising the construction of a 110m² single storey extension to the existing Ashdown Unit on the north-eastern elevation of the building and a 40m² single-storey extension to the Beechlydene Unit on the southern elevation of the building;
 - Associated hard and soft landscaping external works including fencing to match existing (for patient privacy and safety), and the provision of garden areas associated with each extension;
 - Internal alterations to create connections between the existing building and proposed extensions; and
 - Incorporation of habitat enhancement to contribute towards biodiversity net gain (26.35%).
- 2.4 The existing Beechlydene Unit currently has 21 beds within its acute mental health ward and the Ashdown Unit currently has 6 beds within its Psychiatric Intensive Care Unit (PICU). AWP intend to create 3no. bedrooms with associated living/clinical space. However, with the loss of 1no existing bedroom (Beechlydene facility incorporates an existing bedroom), and the additional bedrooms providing alternative specialist space for people already on the ward, the facilities will not result in an increase in service users on the site.
- 2.5 The existing boundary treatments around existing garden areas and a grass verge to the north-east corner of the site will be reorientated and new boundary treatments (including brick walling and fencing) to match existing will be introduced to create outdoor spaces directly linked to the new bedrooms. The proposed garden areas will provide valuable, safe outdoor space for both staff and people using the service, maintaining opportunities for relaxation and quiet reflection separate to the clinical environment. Access to green space has been consistently linked with improved mental health

outcomes². The garden space will therefore function as an important wellbeing asset for all users of the Site as well as contributing to ecology and BNG enhancements on site through the introduction of shrub, individual trees and modified grassland.

2.6 As the single-storey extensions are proposed to the existing mental health facilities, no additional bin storage, cycle storage or parking facilities are proposed as part of this application. The development has been carefully designed to utilise the existing on-site facilities, which are considered sufficient to meet the ongoing operational needs of the service. The proposed extensions are modest in scale, and there is no change in service user or staff numbers so no change in demand for waste storage, cycling provision, or vehicle parking. Additionally, the Site benefits from excellent sustainable transport links including via bus and train, and as a result, the existing parking arrangements are considered to provide sufficient provision for the proposed extensions.

2.7 Please see the submitted plans for full details of the proposals.

² National Institute for Health and Care Research (12/11/24) - <https://evidence.nihr.ac.uk/alert/local-green-spaces-are-linked-with-better-mental-health/>

3. Planning Policy and Assessment

Policy

- 3.1
- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2
- The Development Plan for the proposal site comprises the:
 - Wiltshire Core Strategy (2015);
 - Saved Policies from the Salisbury District Local Plan (2011);
 - Salisbury Neighbourhood Development Plans Part 1 & 2 (2025)
- 3.3
- Regard has also been given to other material considerations such as the National Planning Policy Framework (“NPPF”) (2024), National Planning Policy Guidance (“NPPG”), and Wiltshire Council’s guidance notes and supplementary planning documents (“SPDs”).

The Development Plan

- 3.4
- The adopted Local Plan policies in the below table are considered to be of relevance to the Site and development proposals.

Wiltshire Core Strategy (2015)	Salisbury District Local Plan Saved Policies (2011)
Core Policy (CP) 1 – Settlement Strategy	D4-D5 – Salisbury Townscape
CP2 – Delivery Strategy	E6 – Employment (Salisbury Old Manor)
CP22 – Salisbury Skyline	PS1 – Community Facilities
CP41 – Sustainable construction and low-carbon energy	
CP46 – Meeting the needs of Wiltshire’s vulnerable and older people	
CP50 – Biodiversity and geodiversity	
CP52 – Green Infrastructure	
CP57 – Ensuring high quality design and place shaping	

CP58 – Ensuring the conservation of the historic environment

CP60 – 62 – Transport / Highways Policies (Sustainable Transport, Transport and New Development, Development impacts on the transport network)

Salisbury Neighbourhood Development Plans Part 1 & 2 (2025)

3.5 The Salisbury Neighbourhood Development Plan (2020-2038) comprising Parts 1 and 2 was formally “made” in February 2025 and therefore forms part of the statutory Development Plan for the Salisbury parish area. Minor (non-material) updates for the purposes of correcting errors have been carried out to modify the made Neighbourhood Plan with the agreement of Salisbury City Council and Wiltshire Council dated 20 June 2025. The below policies from the NP are identified as relevant to the Site and proposals:

- **Policy 6** – Design in the built environment
- **Policy 10** – Safeguarding and enhancing green and blue infrastructure
- **Policy 11** – Biodiversity net gain
- **Policy 17** – Healthcare facilities
- **Policy 21** – Sustainable Transport

The Local Plan Review

3.6 The Government requires every Local Plan to be reviewed at least once every five years. Wiltshire’s Local Plan, the Wiltshire Core Strategy, was adopted in 2015 and is therefore being reviewed. In line with the timeline within the Local Development Scheme (LDS), WC submitted the Wiltshire Local Plan to the Secretary of State for independent examination on 28 November 2024. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025, with stage 2 commencing in November 2025. At the time of writing this Statement, the Council have responded to the Inspectors’ post-hearing comments and the Inspectors have subsequently advised in February 2026 that the Council should withdraw the plan, or they will find it unsound. It is now for the Council to decide how they will respond, but in either scenario, the policies only carry limited weight in the assessment of this application. By contrast, the saved policies from the Salisbury District Local Plan remain part of the adopted Development Plan and therefore carry full statutory weight, unless they conflict with the NPPF (2024) or have been superseded by later policies. The saved policies will continue to apply until formally replaced through the Local Plan Review.

3.7 In regard to national planning policy, the below sections of the NPPF (2024) are identified as relevant to the Site and the proposals:

- **Section 2** – Achieving Sustainable Development
- **Section 8** – Promoting Healthy and Safe Communities
- **Section 9** – Promoting Sustainable Transport
- **Section 12** – Achieving well-designed places
- **Section 16** – Conserving and Enhancing the Historic Environment

Planning Assessment

3.8 Taking the site context and above policies into account, the following constraints are of particular relevance to the development proposals and are assessed against relevant local and national policy below:

- The principle of development including spatial strategy and provision of Extra Care healthcare facilities;
- Design and Residential Amenity;
- Ecology and BNG;
- Heritage;
- Highways and Parking Provision.

3.9 Relevant planning policies associated with each of these constraints and an assessment of the proposals against them are set out below.

The Principle of Development

Spatial Strategy

3.10 The proposals seek to erect two single-storey extensions to the Ashdown Unit and Beechlydene Ward at Fountain Way Hospital, together with associated external works comprising hard and soft landscaping, and the provision of associated garden areas. The established existing use on Site is Use Class C2 (Residential Institutions) and the proposed extensions will remain within this Use Class.

3.11 In line with national policy, the adopted Local Plan is underpinned by a presumption in favour of sustainable development. When considering development proposals, Core Policy 2 (CP2) sets out that within the defined limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, including Salisbury. Strategic Objective

5 also encourages the reuse of previously developed land to be maximised. The proposed development would directly align with and support these policy aims by making optimum use of a previously developed site.

- 3.12 Saved Policy E6 from the Salisbury District Local Plan (2011) states that part of the Old Manor Hospital site shall be released for redevelopment during this Local Plan period. As this wider site has been built out, including the hospital at the proposal site, and the proposals will not change this use, the proposed development is considered to be acceptable in this policy context.
- 3.13 In conclusion, the Site is located within the urban area of Salisbury, in an accessible and sustainable location in a mixed-use area which benefits from highway connections, public transport and access. We therefore consider the proposals to comply with the Development Plan's spatial strategy set out in Policy CP2.

Provision of Extra Care healthcare facilities

- 3.14 The proposed development seeks to enhance the existing mental health services provided at the Fountain Way Hospital site through the provision of new Extra Care ('EC') facilities for both the Beechlydene Ward and Ashdown Unit. These facilities are required to support improved clinical management of service users during period of escalation and to provide safe, dedicated spaces for de-escalation and therapeutic intervention.
- 3.15 Strategic Objective 6 of the Core Strategy is clear that the infrastructure requirements of local communities will be appropriately planned, secured and implemented to ensure timely delivery of proposals. Core Policy 46 (Meeting the needs of Wiltshire's vulnerable and older people) supports the provision of specialist accommodation and facilities that meet the needs of vulnerable groups, including those requiring mental health support. The enhancement of established C2 facilities at the Site aligns directly with this policy objective by improving the quality and suitability of clinical environments for vulnerable service users.
- 3.16 Additionally, Section 8 of the NPPF (2024) encourages planning decisions that enable and support healthy communities, including through the delivery of safe, inclusive environments that promote wellbeing. The proposed extensions providing EC facilities will ensure that AWP can deliver safe and therapeutic care consistent with modern clinical standards, representing a significant operational improvement to an existing and essential community healthcare service.
- 3.17 The development is modest in scale, remains wholly within the established C2 use and does not introduce material intensification of use beyond the existing function of the mental health wards. Any change in bed numbers or configuration will remain proportionate to the current operation and there

is no change to the number of service users so there will be no additional impacts in terms of traffic, parking, noise or waste requirements.

- 3.18 Taking the above considerations into account, we consider the proposed development to align with both national and local policies Strategic Objective 6, CP2 and CP46.

Design and Residential Amenity

- 3.19 Various policies in the NPPF unequivocally support high quality design. Similarly Policy CP57 (Ensuring high quality design and place shaping) of the Local Plan sets out that a high standard of design is required in all new development, including extensions and alterations to existing buildings. Development is expected to create a strong sense of place through drawing on the local context and locality. Additionally, at Neighbourhood Plan level, Policy 6 (Design in the built environment) of the Salisbury Neighbourhood Plan Part 1 (2024) seeks to ensure high-quality design, with all developments in Salisbury required to have regard to the Salisbury Design and Advertising Guide when addressing Wiltshire Core Strategy Core Policies 57 and 58.
- 3.20 The proposed extensions are of a modest, single-storey scale and have been designed to integrate sensitively with the existing built form of the hospital, remaining visually subordinate to the host building and existing boundary features which effectively screen the Site from view. The proposed extensions will adopt complementary materials and architectural detailing to ensure a coherent appearance across the facility.
- 3.21 Soft and hard landscaping, including boundary treatments, associated with the development will enhance the existing external areas, improve legibility and amenity, and contribute positively to the wellbeing and safety of patients, staff and visitors. The new garden spaces associated with the proposed extensions will provide meaningful therapeutic outdoor space which will support improved mental health outcomes.
- 3.22 In terms of residential amenity, to the south, the Site is largely surrounded by commercial and industrial uses and is bounded by Salisbury Railway Line, and therefore there are limited sensitive residential receptors in close proximity to the Beechlydene Ward. It is noted that there are existing residential properties to the north of the Site within proximity to the Ashdown Unit; however, the scale, height and form of the proposed extensions mean that they will not give rise to any unacceptable impacts in respect of overlooking, loss of privacy, shading or overbearing impacts. Nor will a new use of the internal and external spaces of the Site be introduced through the proposals.
- 3.23 Additionally, the proposed development will create a high level of amenity and safety for service users and staff by creating a secure environment using boundary treatments already present within the Site

and wider grounds. These boundary treatments will provide privacy and noise attenuation functions to the benefit of the Site and wider area.

- 3.24 Overall, the scheme accords with CP57 and the design principles within the Salisbury Neighbourhood Plan (Policy 6), as well as national design policies.

Ecology and BNG

- 3.25 Core Policy 50 (Biodiversity and Geodiversity) requires development to protect and enhance ecological assets and deliver biodiversity net gain where possible. Salisbury Neighbourhood Plan Policies 10 and 11 also encourage enhancements to green infrastructure and biodiversity.
- 3.26 The Site is not subject to any statutory ecological designations and does not contain protected habitats. Whilst the River Avon SAC / SSSI lies approximately 250m to the south, the proposed works are contained within the existing hospital curtilage and are not expected to give rise to direct or indirect impacts on the designated site.
- 3.27 A BNG Report and Metric has been submitted alongside the application which demonstrates that the proposals will introduce new green space shrubs and trees, resulting in the provision of 26.35% net gain in biodiversity. This project therefore meets the trading requirements, aligns with the BNG principles and is in accordance with local and national policy, as well as emerging national legislation.
- 3.28 In summary, the garden areas and incorporation of soft landscaping including shrubs, greenspace and trees will contribute to habitat value and ecological connectivity within the Site. The proposals therefore comply with Core Policy 50, Neighbourhood Policies 10 and 11 and the NPPF (2024), which encourages the protection and enhancement of ecological assets.

Heritage

- 3.29 Core Policy 58 of the Local Plan requires development to conserve and, where possible, enhance the historic environment. The Site itself does not contain any listed buildings and lies outside, but adjacent to the Salisbury Conservation Area. There are listed buildings to the north associated with the wider Old Manor Hospital complex, situated at least 100m from the proposed development.
- 3.30 Given the modest scale, single-storey height, and contained siting of both extensions within the existing curtilage of the hospital, the proposals will not give rise to any adverse impacts on the setting of nearby designated heritage assets. The proposed extensions seek to seamlessly blend with the existing established hospital units through use of materials and existing boundary features, and will be screened by fencing. The extensions will therefore not be visible from the Conservation Areas' principle public viewpoints and will not harm its character, appearance or significance.

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- 3.31 The proposals therefore preserve the historic environment in accordance with CP58 and Section 16 of the NPPF (2024).

Highways and Parking Provision

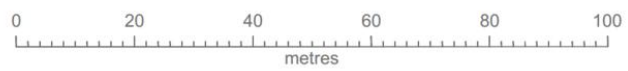
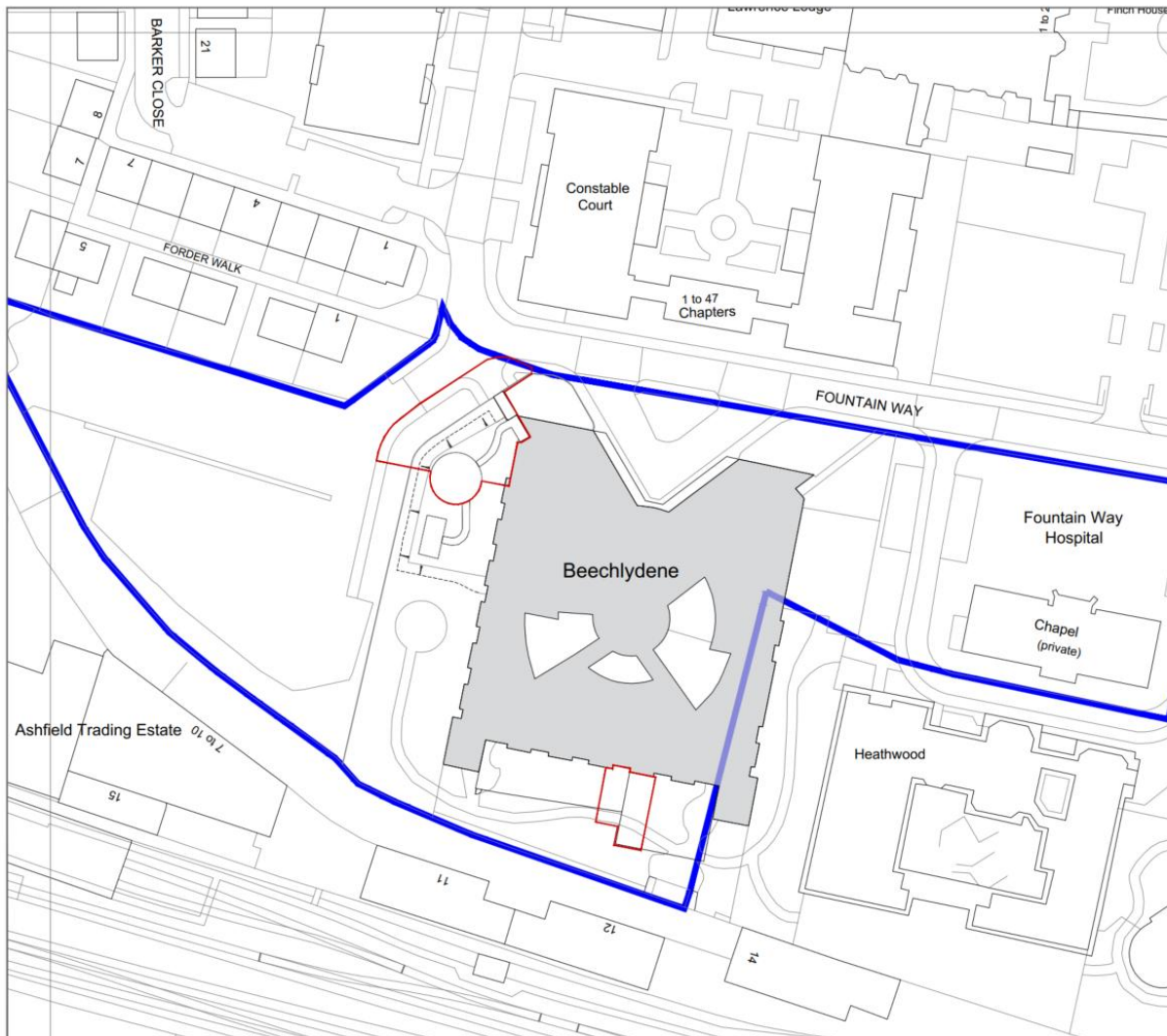
- 3.32 Policies 60 – 62 of the Local Plan focus on transport. Core Policy 60 (Sustainable Transport) states that the Council will seek to reduce the need to travel by private car, achieved by planning developments in accessible locations. CP61 (Transport and new development) establishes that new development should be located and designed to reduce the need to travel particularly by private car and to encourage the use of sustainable transport alternatives. CP62 (Development impacts on the transport network) states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.
- 3.33 Noting that the proposals seek to erect single-storey extensions to an existing building with an established curtilage, the opportunity to accommodate design which will improve transport patterns is limited. However, the Site is located in a highly accessible and sustainable location within walking distance of a range of services and public transport options, including bus stops on Wilton Road and Salisbury Train Station. The existing site benefits from:
- A bus stop on Wilton Road immediately to the north;
 - Salisbury Train Station approximately 250m to the south-east; and
 - Direct access to the A36 and the primary road network.
- 3.34 It is noted that the existing hospital has a dedicated car park to the west. The proposed extensions represent operational enhancements to existing mental health services but will not increase staff or visitor numbers or vehicle movements. No changes are proposed to vehicle access. As such, demand for parking, cycling facilities, or servicing is expected to remain consistent with the established use.
- 3.35 Considering the above, in line with local policies CP60-62 and national policy, the proposed extensions will be located in a highly accessible and sustainable location and will make use of existing car parking facilities and transport methods. There is no increase in staff or user numbers so there will be no additional traffic generation or parking demand.

4. Conclusions

- 4.1 This Planning, Design and Access Statement supports an application for planning permission for 2 no. single-storey extensions to the Beechlydene Ward and Ashdown Unit at Fountain Way Hospital, together with associated external works including hard and soft landscaping. The proposals relate to the enhancement of existing mental health facilities operated by the Avon and Wiltshire Mental Health Partnership NHS Trust (AWP), specifically through the provision of new Extra Care facilities to support safe de-escalation and therapeutic care at the Beechlydene and Ashdown Units.
- 4.2 This Statement provides an overview of the Site and its surroundings and considers the development proposals in relation to adopted and emerging national and local planning policies, highlighting key considerations that have informed the scheme. This Planning and Design Statement, together with the accompanying plans and supporting statements, has demonstrated that all relevant matters have been fully addressed and that the proposed development accords with the requirements of the Development Plan.
- 4.3 The proposed extensions will deliver clear and important public benefits, including enhanced clinical environments, improved safety for service users and staff, and more effective treatment pathways within AWP's mental health services. These facilities play a vital role in supporting individuals experiencing acute distress, enabling better quality care, and strengthening the resilience of local mental health provision for elderly and vulnerable people in line with the aspirations of the Local Plan. The improvements will also help to meet wider health and social care objectives across Bath & North East Somerset, Swindon and Wiltshire (BSW) area by ensuring modern, fit-for-purpose infrastructure within an established and strategically located hospital site.
- 4.4 Wiltshire Council's Local Plan is supportive of healthcare development in sustainable and accessible locations, particularly where proposals enhance existing provision and contribute positively to community wellbeing. The scheme complies with relevant policies relating to healthcare facilities, design quality, biodiversity, heritage, transport and parking. The proposed extensions are modest, sensitively designed and seek to integrate effectively within the existing operational layout of the hospital without giving rise to adverse impacts.
- 4.5 Consequently, we respectfully ask that this application is approved without delay.

Appendix I

Site Location Plan



Contact details

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