



Ruaridh O'Donoghue
Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN.

7 May 2026

Dear Ruaridh,

SECTION 73 MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION PL/2022/08744

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

Please find enclosed a section 73 application seeking to vary condition 4 of planning permission ref. PL/2022/08744 in order to replace the approved parameter plans with the following updated plans:

- Indicative Ecology Parameter Plan (Drg Ref: APD-05-25-35); and
- Indicative Heritage & Urban Design Parameter Plan (Drg Ref: APD-05-25-36).

The application has been prepared following the meeting with Wiltshire Council held on 22 April 2026, the formal summary note from CPC also dated 22 April 2026 and your subsequent email dated 23 April 2026 confirming the agreed way forward.

As agreed, the current Reserved Matters application and associated discharge of conditions applications (references: PL/2025/09541 and PL/2025/09544) are to be held in abeyance whilst this section 73 application is progressed, with the applicant having agreed a significant extension of time in order to facilitate this approach. The applicant remains committed to progressing the revised scheme through the existing reserved matters process once the updated parameter plans have been approved.

We also note and welcome the Council's confirmation that a Financial Viability Assessment is not required as part of this section 73 application, given that the principle of development and viability position were tested at outline stage and the proposed amendments do not introduce additional units or built form that would materially alter the viability position.

The applicant is, however, willing to enter into a focussed Deed of Variation to link the original outline permission to any section 73 permission granted. As agreed, the applicant is also satisfied for legal instructions to be issued in advance of determination.

To assist you and Helena, we summarise the purpose and scope of the updated parameter plans below.

Indicative Ecology Parameter Plan

The revised Indicative Ecology Parameter Plan follows the principles established under the previously approved Illustrative Green Infrastructure and Ecology Parameter Plan, including retention of the dark zone/dark corridor along the Kennet and Avon Canal.

The updated plan now more clearly distinguishes between:

- existing vegetation to be retained; and
- existing vegetation to be removed.

As agreed during the meeting, the approved quantum of ecological mitigation is maintained, namely:

- the 385sqm of central communal green space comprising modified grassland (moderate condition); and
- 250sqm of habitat enhancement area (modified grassland – moderate condition).

However, the precise location and detailed arrangement of these areas is to be agreed as part of the reserved matters application rather than fixed through the parameter plan itself. The Council confirmed its agreement to this approach during the meeting dated 22 April 2026.

There is also no change to the following approved ecological mitigation measures shown on the previously approved parameter plan:

- “Existing bat roost to be retained (disturbance to be covered by mitigation measures)”; and
- “Enhancement of lesser horseshoe roost in basement”.

The buildings associated with these measures are to be retained in accordance with the s96a application (ref: PL/2025/05107), that was approved on 16 July 2025. Moreover, it is important to note that Natural England has granted European Protected Species Mitigation License reference: 2025-72730-EPS-MIT in respect of the site, which expressly authorises the retention and renovation of the existing buildings shown to be retained together with the demolition of the remaining buildings and redevelopment of the site for residential purposes, subject to the approved mitigation and compensation measures.

The revised parameter plan also confirms that:

- new tree planting within public/communal areas will continue to comprise native species;
- the precise locations, species mix and planting specification will instead be agreed through the detailed landscaping scheme pursuant to the pending reserved matters application;
- the east-west pedestrian and cycle link is retained;

- the north-south pedestrian connection between Commercial Road and the canal is retained; and
- the existing chimney is now retained as a design feature for the development but more importantly for additional/proposed bat mitigation purposes.

Finally, there has been a minor change to the red line only insofar as necessary to accommodate the revised access position onto Couch Lane.

Indicative Heritage & Urban Design Parameter Plan

The revised Indicative Heritage & Urban Design Parameter Plan establishes two building height zones across the site and expresses the approved height parameters in metres rather than storeys. Supporting cross-sections have also been provided demonstrating the relationship between the proposed development and surrounding residential, commercial and industrial buildings along Commercial Road.

The revised parameter plan identifies:

- Building Height Zone 1 – no building shall exceed 10 metres in height from DPC level; and
- Building Height Zone 2 – no building shall exceed 12 metres in height from DPC level (excluding roof lanterns/cupolas).

The submitted sections (Drawing Number APD-05-25-37) demonstrate that the proposed building heights (set at metres above sea level) are comparable to, and acceptable in amenity terms when viewed against, the surrounding built form adjacent to Commercial Road. For example, Section D illustrates that the ridge height of the existing residential dwellings opposite Commercial Road is approximately 141.29m (above sea level), whereas the proposed buildings within Zone 1 would sit at approximately 142.70m, representing a difference of only circa 1.41m.

Similarly, Section B demonstrates that the proposed buildings within Zone 2 would sit approximately 1.1m to 3.4m higher than the adjacent commercial and industrial buildings respectively. Importantly, these relationships are moderated by the substantial separation distances across Commercial Road, including the carriageway and footpaths, together with the existing retained vegetation and TPO trees along parts of the frontage.

Moreover, there is also no change to the following approved design principles previously established through the approved parameter plan, including:

- defensible space requirements to the retained buildings;
- the restriction preventing a vehicular through-route between Couch Lane and New Park Road; and
- the feature corner building reflecting the curved form of the reservoir.

The revised parameter plan also confirms retention of the existing built elements in accordance with the approved s96a application (ref: PL/2025/05107).

We trust the enclosed submission accords with the scope and approach agreed with officers and look forward to working collaboratively with the Council to progress the application to determination so

that the pending REM and discharge of conditions applications can then be progressed as a matter of urgency.

Should you have any queries in the interim then please do not hesitate to contact us using the contact details below.

Yours sincerely,



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