

Becky Jones
Senior Planning Officer
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Date: 6 October 2026

Our ref: 60785/02/SC/KM/41607043v2

Dear Becky

PL/2026/04559: Submission of revised plans, documents and additional information

On behalf of our client, Salisbury NHS Foundation Trust (SFT), please find enclosed a revised package of plans and elevations, together with an updated Design and Access Statement, in relation to the above planning application related to *“Development of a Diagnostic and Surgical Hub (DASH), together with means of access and new landscaping”*.

The revised documents are submitted to reflect the ongoing design development and natural progression of the scheme since the original submission. A full schedule identifying the replacement and updated documents, together with their respective references, is provided at Annex 1.

The site boundary remains unchanged.

Proposed amendments

Theatre Block Elevations

The principal amendments to the submitted scheme relate to further design development of the theatre block. The elevations have been subject to minor revisions, principally comprising amendments to window positions and the introduction of further detail to the brickwork, including a recessed brickwork pattern. The General Arrangement (GA) Plans have been updated accordingly to reflect the revised window positions. The Design and Access Statement has also been updated to incorporate revised visualisations reflecting the updated design.

As a result of further design development and setting out, the Gross Internal Floor Area (GIFA) has been marginally reduced from 6,227 sqm to 6,218 sqm. This does not materially alter the nature, scale or overall design of the proposed development.

Overall, the amendments are limited in nature and represent the continued refinement of the scheme through the design development process. We therefore consider that the revised information does not

materially alter the proposals previously submitted and trust that the amendments can be accommodated without the need for formal re-consultation.

Amendments to the Proposed Plant Compound

The application was originally submitted on the basis of a 372sqm plant compound accommodating three gas-fired CHP units, providing a temporary hybrid electrical supply pending availability of full mains capacity. Following submission, the Trust has continued discussions with the network operator, Scottish & Southern Electricity Networks (SSEN), and has now secured two connection offers which together provide the full electrical capacity required for the DASH facility.

This has enabled SFT to develop an alternative and more sustainable plant solution. The three gas-fired CHP units are no longer required and have been removed from the proposal. The associated space is instead used to accommodate the three Air Source Heat Pumps (ASHPs), previously proposed above the electrical intake structure, at ground level. The revised plant compound is therefore significantly reduced in scale.

The revised plant compound has been submitted directly in response to the comments received from Wiltshire Public Protection Officers. In particular, Public Protection requested further clarification regarding noise from generator operation, including testing arrangements, predicted noise levels and mitigation, as well as clarification of the type, number and location of external plant and confirmation that the submitted drawings accurately reflected the current proposals. Public Protection also noted that, given the discrepancies between the information submitted, revised drawings and potentially supporting noise information may be required.

The revised proposals address these points by removing the three gas-fired CHP units entirely and consolidating the external plant arrangement. This represents a clear betterment to the scheme, including:

- 1 A significant reduction in the overall scale of the plant compound;
- 2 Removal of three large gas-fired CHP units and their associated emissions;
- 3 Reduced reliance on fossil-fuelled generation through the availability of full mains capacity;
- 4 Relocation of the ASHPs to ground level, reducing the visual and acoustic impact of the mechanical plant; and,
- 5 An overall more sustainable and efficient energy solution for the DASH facility.

The revised drawings and supporting information submitted alongside the amended plant compound plans (including the Noise Assessment) have also been updated to reflect the current proposal and resolve the previously identified discrepancies between the plans and supporting information. With the exception of the reports directly impacted by the plant changes (e.g. DAS, Noise Impact Assessment and Sustainable Energy Strategy) the findings of the previously submitted application reports remain unchanged.

As the amendments are being made directly in response to comments already received from Officers, and result in a reduced-scale and lower-emission plant solution, they represent a positive response and

betterment to the submitted scheme. On this basis, we do not anticipate that the amendments should require formal re-consultation.

Additional Information

In addition to the replacement and updated plans and documents, we also enclose a Project Execution Plan (incorporating the Construction Phase Plan) and a Traffic Management and Logistics Plan. These documents are submitted as additional information to accompany the application and do not replace any previously submitted documents. They provide further detail in relation to the delivery and construction of the proposed development and do not introduce any changes to the development for which planning permission is sought.

In addition, we also enclose an Ecological Enhancement Plan which confirms the location of the proposed mitigation measures as requested by Officers.

Transport Update

As you are aware, this planning application is linked to the western car park application proposal (ref: PL/2026/05256) which has recently been updated including a revised Transport Assessment. The submitted Transport Assessment for the DASH application remains unchanged as the plant compound changes and building design changes raise no transport implications. For completeness and to respond to the Local Highway Authority's scoping response SLR has prepared the enclosed additional Technical Note which addresses the remaining comments. It would be beneficial to meet with the Local Highway Authority to discuss the western car park updates and the technical note in the near future once the information has been reviewed in order to respond to any queries in a timely manner given the tight project timeline.

National Planning Policy Framework (NPPF) – August 2026 Update

Since the original submission of the application, the National Planning Policy Framework (NPPF) has been updated (August 2026) replacing the previous version published in December 2024. This Covering Letter therefore provides an update to reflect the current national planning policy position and the policies of the August 2026 NPPF that are relevant to the proposed development.

The NPPF sets out the Government's planning policies for England, which underpin both plan-making and decision-taking. The NPPF is a material consideration in the determination of planning applications and should be read as a whole, alongside the policies of the development plan and other material considerations.

Chapter 4, "*Achieving sustainable development*", sets out the Government's overarching approach to sustainable development through policies S1–S6. In relation to development outside of settlements the NPPF Policy S5.1.(i) states:

- 1 *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:*

(i) The development of land allocated for that purpose in the development plan (where this lies outside settlements).

The NPPF places particular importance on creating healthy places and supporting the provision of appropriate public services. Chapter 16, “*Promoting healthy communities*”, seeks to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.

Policy HC4 is particularly relevant. It states that:

- 1 *Substantial weight should be given to the benefits where:*
 - a *New or improved public service infrastructure or community facilities would be provided; and*
 - b *Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).*

The NPPF also recognises the importance of making effective use of land. Chapter 12, “*Making effective use of land*”, seeks to promote the effective use of land in meeting development needs, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy L2 provides that substantial weight should be given to the benefits associated with making better use of vacant and under-utilised land and buildings and making effective use of previously developed land and buildings, where appropriate.

Overall, the NPPF provides a supportive policy context for the proposed development. The site's location outside the defined settlement boundary is a relevant consideration and the proposal is therefore assessed against the specific provisions of Policy S5, together with the relevant development plan policies. In this context, the scheme will deliver significant benefits, particularly through the provision of improved healthcare infrastructure, and, following the mitigation measures incorporated within the proposals, will not result in any adverse effects. The Framework provides clear policy support for the provision and improvement of public service infrastructure, including healthcare infrastructure, and for the effective use of previously developed land.

We would be pleased to discuss the revised plans and documents with you as necessary and trust that the proposals can be determined at the earliest opportunity which we understand will be via delegated powers.

Should you have any queries in relation to the enclosed information, please do not hesitate to contact me or my colleague, Andrew Cockett (andrew.cockett@lichfields.uk).

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Yours sincerely



Katy McMullen
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Annex 1: Submitted Plans and Documents

Original Submission				Revised Submission	
Document Title	Reference	Date	Revision	Date	Revision
Site Location Plan	STECC PHS XX ZZ DR A 90006	P09	14.07.26	-	-
Proposed Site Plan	STECC PHS XX ZZ DR A 90005	P03	16.07.26	02.10.26	P04
Existing Site Plan	STECC PHS XX ZZ DR A 90004	P10	14.07.26	-	-
Proposed Elevations	STECC PHS XX ZZ D A 10002	P02	15.07.26	17.09.26	P04
Proposed Elevations	STECC PHS XX ZZ D A 10001	P07	16.07.26	17.09.26	P10
GA Section A-A	STECC PHS XX XX D A 22004	P06	15.07.26	-	-
Proposed Roof Plan	STECC PHS XX RF D A 07007	P04	15.07.26	16.09.26	P05
Proposed Lower Ground Floor Plan	STECC PHS XX B1 D A 07004	P04	15.07.26	16.09.26	P05
Proposed First Floor Plan	STECC PHS XX 01 D A 07006	P04	15.07.26	16.09.26	P05
Proposed Ground Floor Plan	STECC PHS XX 00 D A 07005	P04	15.07.26	16.09.26	P05
Proposed Floor Plan – Compound	STECC PHS PC XX D A 20001	P03	15.07.26	01.10.26	P06
Proposed Elevations – Plant Compound	STECC PHS PC XX D A 10001	P03	15.07.26	01.10.26	P06
Proposed Roof Plan – Plant Compound	STECC-PHS-PC-RF-D-A-27001	P02	15.07.26	01.10.26	P05
Landscape General Arrangement Plan	STECC-COL-XX-XX-D-L-1001	P24	14.07.26	01.10.26	P26
Hardwork & Levels Plan	STECC-COL-XX-XX-D-L-2000	P04	15.07.26	01.10.26	P06
Site Sections A D	STECC-COL-XX-XX-D-L-3001	P10	15.07.26	-	-
Site Sections E G	STECC-COL-XX-XX-D-L-3002	P09	15.07.26	01.10.26	P11
Planting & Contour Plan	STECC-COL-XX-XX-D-L-5000	P04	14.07.26	01.10.26	P06

Original Submission				Revised Submission	
Design and Access Statement	STECC-PHS-XX-XX-PR-A-00022	P03	16.07.26	02.10.26	P05
Framework Travel Plan	407.065120.00001	03	16.07.26	-	-
Transport Assessment	407.065120.00001	03	16.07.26	-	-
Ecological Appraisal	EC1932-09	-	July 2026	-	-
Biodiversity Net Gain Strategy	EC1932-09	03	14.07.26	-	-
Habitat Condition Assessments	EC1932-09	03	July 2026	-	-
Statutory Metric	EC1932-09	03	14.07.26	-	-
Arboriculture Report	2026-5073	01	15.07.26	-	-
Arboriculture Report – Appendix A	BS5837	-	02.07.26	-	-
Flood Risk and Drainage Strategy	STECC-MMD-ZZ-ZZ-RP-CE-930001	P08	16.07.26	-	-
Geotechnical and Geo-environmental Desk Study	STECC-MMD-XX-XX-RP-GE-100001	P08	July 2026	-	-
Ground Investigation Report	STECC-MMD-XX-XX-RP-GE-110001	P01	15.07.26	-	-
Heritage Statement	218342.1	08	16.07.26	-	-
External Lighting Statement	STECC-MMD-XX-XX-TN-EE-000001-P01	P01	16.07.26	-	-
Landscape and Visual Appraisal	Salisbury Hospital DASH LVA Report Rev 01	01	16.07.26	-	-
Noise Impact Assessment	STECC-MMD-XX-XX-RP-AC-000002 P02	R2	16.07.26	06.10.2026	P03
Sustainable Energy Strategy	STECC-MMD-XX-XX-RP-EN-080009	P04	16.07.26	29.09.2026	P01
Waste Audit	STECC-MMD-XX-XX-RP-NS-520001	02	15.07.26	-	-
Community Infrastructure	form_1_cil_additional_information	-	17.07.26	-	-

Original Submission				Revised Submission	
Levy (CIL) – Form 1: CIL Additional Information					
Planning Statement	60785/02/SC/MM/41393351	1	17.07.26	-	-
Additional Documents					
Transport Technical Note	407.065120.00001	V2	06.10.26	-	-
Project Execution Plan <i>(incorporating the Construction Phase Plan)</i>	8D0001	Rev01	17.09.26	-	-
Traffic Management and Logistics Plan	8D0001	Rev01a	16.09.26	-	-
Ecological Enhancement Plan	EC1932-09		09.26		