



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09318
Decision Date: 17/02/2026

Applicant:	PCC for Wiltshire and Swindon Office of the Police and Crime Commissioner for Wiltshire and Swindon, London Road, Devizes, Wiltshire, SN10 2DN
Particulars of Development:	Construction of an emergency only gated vehicle access onto Quakers Road and internal temporary access track at Wiltshire Police Headquarters, London Road, Devizes, SN10 2DN.
At:	Wiltshire Police Headquarters, London Road, Devizes, SN10 2DN

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:

- LOCATION PLAN, Dwg No. 5029516-RDG-ZZ-ZZ-D-C-110003-P01 Location Plan Drawing.dwg

- PROPOSED BLOCK PLAN, Dwg No. 5029516-RDG-ZZ-ZZ-D-C-110005-P01 Proposed Block Plan.dwg

- GENERAL ARRANGMENT PLAN, Dwg No. 5029516-RDG-ZZ-ZZ-D-C-110001-P03 General Arrangement Plan.dwg
- PLANNING - SITE ELEVATIONS, Dwg No. 5018779 - RDG - XX - XX - D - A – 010951
- Landscape Proposals, Dwg No. PRI24923-11
- Planning Statement, (dated Oct 2025)
- DESIGN & ACCESS STATEMENT, (dated 24/09/2025)
- Transport Statement, (dated Sept 2025)
- Soft Landscape Specification, (Ref: PRI24923 Spec, dated Sept 2025)
- Archaeological Desk-Based Assessment, Project Number: 784-B029395 (dated Nov 2023)
- Archaeological Addendum (second issue, 784-B075465, dated Sept 2025)
- Surface Water Drainage Technical Note, dated 22/09/2025

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:

- Preliminary Ecological Appraisal, (Ref: C651, dated June 2023)
- BIODIVERSITY NET GAIN REPORT (Ref: PRI24923_BNG, dated 19/09/2025)

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

- 4** No development shall commence within the area indicated by application PL/2025/09318 until:

a) A Geophysical survey through remote sensing is completed by a qualified archaeologist and the results of this are provided to the Local Authority. If potential archaeological features are recorded by the remote sensing, a Strip, Map and Record (SMR) excavation of the development footprint should be carried out by qualified archaeologists and the results provided to the Local Authority.

b) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

c) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

INFORMATIVE: The costs of all archaeological works described in this response are to be borne by the applicant.

- 5** The development shall be carried out in strict accordance with the requirements of the Arboricultural Report, Ref: WTC_1574.01.rev.A (date 09-09-2025). Prior to any development taking place on site, the protection to the tree roots shall be implemented in accordance with the detail as shown on the Tree protection plan WTC_1574.04, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. The protective fence shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

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

- 6** All soft landscaping comprised in the approved details of landscaping, Landscape Proposals, Dwg No. PRI24923-11 and Soft Landscape Specification, (Ref: PRI24923 Spec, dated Sept 2025), shall be carried out in the first planting and seeding season following the first use of the new access or the completion of the development whichever is the sooner.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and habitats associated with protected species.

Informative

7 INFORMATIVE

- The application involves the creation of a new dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

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](#)