

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky
Date: 31/03/2026
Application No.: PL/2026/00918
Proposal: Discharge of conditions 3 materials, 7 water efficiency, 8 Mitigation Scheme, 9 Conservation Mitigation scheme, 11 bat and bird boxes, 12 Construction Environmental Management Statement and 14 hard and soft landscaping of planning application PL/2024/09427 (Conversion of former police station to dwelling with garage and hobby space).
Site Address: Wiltshire Police Station, Grimstead Road, Whaddon, Salisbury, SP5 3EX
Case Officer: Joe Richardson

Condition No.	Information required by condition	Satisfactorily addressed (Document & Date)
11	Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation /enhancement for biodiversity.	YES – 31/03/2026. Details of the number, design and locations of bat roosts and nesting opportunities for birds (i.e., bat and bird boxes) have been provided in the form of a site plan with proposed product details. The boxes will be set at the correct aspects (south/west and north/east respectively). Drg Number APD-09-24-12 A (Apex Planning Design, December 2025)

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date: 31/03/2026
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Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
7	The dwellinghouse hereby approved shall be designed to ensure it does not exceed 85	No comment. The ecology team do not need to comment for this condition to

	litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use. REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.	be discharged. For guidance on what is required by the submitted evidence please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44). Ecology will not be commenting on this condition.
8	The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.	Further information required. A Section 111 agreement is currently being progressed to secure compliance with the New Forest Protected Sites Recreational Impacts Mitigation Scheme. Once the agreement has been completed, and any required financial contribution has been confirmed, the condition can be discharged. Please reconsult upon receipt of the additional information if further input is needed.

9	The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.	Further information required. A Section 111 agreement is currently being progressed to secure compliance with the New Forest River Avon Special Area of Conservation Mitigation Scheme. Once the agreement has been completed, and any required financial contribution has been confirmed, the condition can be discharged. Please reconsult upon receipt of the additional information if further input is needed.
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Further information required.

Final sign off – all matters addressed:

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