



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2026/02479**  
**Decision Date: 01/07/2026**

|                                    |                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Avon and Wiltshire Mental Health Partnership<br>NHS Trust C/o Agent                                                                                                    |
| <b>Particulars of Development:</b> | Proposed construction of single storey<br>extensions to the Ashdown Unit and<br>Beechlydene Ward and associated external<br>works including hard and soft landscaping. |
| <b>At:</b>                         | Beechley Dene, Fountain Way, Salisbury, SP2<br>7FD                                                                                                                     |

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:

020 Proposed Site plan received 30/04/26

005 Site Location plan received 30/04/26

010 Existing site plan received 30/04/26

210 Proposed Beechlydene Elevations 1-2-3 received 16/04/26

111 Proposed Ashdown West & South elevations 3-4 received 16/04/26

201 Proposed Beechlydene GA Plan received 16/04/26

030 Proposed floor and section plan received 16/04/26

101 Proposed Ashdown GA plan received 16/04/26

029 Existing floor plan received 16/04/26

109 Existing elevations received 16/04/26

110 Proposed Ashdown East & North elevations 1-2 received 16/04/26

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The external materials for the walls and roofs of the development hereby approved shall be in accordance with the schedules contained on the plans and documents hereby approved.

REASON: To ensure a harmonious form of development

4. The development will be carried out in strict accordance with the following documents:

- Biodiversity Net Gain Report. 26 March 2026. Ethos Environmental Planning. Project No. ETH26 085;
- The Statutory Biodiversity Metric. 24 March 2026. V1.

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

## **BNG Informative**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission **is considered to be one which will require the approval of a biodiversity gain plan before development is begun.**

#### **Informative**

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

#### **Informative**

The applicant is advised that consideration should be given to the provision of dropped kerb pedestrian crossing points on the northwestern and southeastern sides of the car park access road, in order to improve accessibility and facilitate pedestrian movements within the site.

**Nic Thomas - Director of Planning, Economy and Climate**

**Ctd...**

## 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](mailto: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](#)