



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/00842
Decision Date: 05/08/2025

Applicant:	Royal Wootton Bassett RFC Ballards Ash Sports Ground Brinkworth Road, Royal Wootton Bassett, Wiltshire, SN4 8DS
Particulars of Development:	Erection of 15 lighting columns supporting 34 illuminaires to provide floodlighting to 3 rugby pitches
At:	Ballards Ash Sports Ground, Brinkworth Road, Royal Wootton Bassett, Swindon, SN4 8DS

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:

Application Form & Certificate; received 27 January 2025

Location Plan; 3902 01; received 27 January 2025

Proposed Site Plan; 3902 03; received 27 January 2025

Proposed Column Layout; RBRFC C1; received 27 January 2025

Proposed Column 5, 6, 7, & 12 Elevations; RWB E3; received 27 January 2025

Proposed Column 8 Elevation; RWB E5; received 27 January 2025

Proposed Column 4 Elevations; RWB E4; received 27 January 2025

Proposed Column 1, 2, 3, & 14 Elevations; RWB E2; received 27 January 2025

Lighting Specification OptiVision LED gen3.5; BVP528 2590_727_HGB_A35NB_D9_T35; received 26 June 2025

200/100 Lux LED Spillage Iso Contours Plan; RBRFC S2; received 26 June 2025

200/100 Lux LED Spillage Results Plan; RBRFC S1; received 26 June 2025

200/100 Lux LED Lighting Design; Option 2 - 2700K dated 16 June 2025; received 26 June 2025

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

- 3** 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 first use of the final works.

REASON: To provide mitigation / enhancement for biodiversity.

- 4** The development shall be carried out in strict accordance with the following documents:

- Sections 10 and 13, and Tree Protection Plan of the Ecological Appraisal. June 2025. Coyne Environmental;
- Arboricultural Impact Assessment, Protection Plan and Method Statement. 22 May 2025. Harrison Arboriculture. Ref. 43-2090-4/22/2025;
- Datasheet: OptiVision LED gen3.5. March 2023. Philips. BVP528 2590/727 HGB A35-NB D9 T35;
- Standard Warranty Policy for European Outdoor Professional Luminaires. Philips;
- Royal Wootton Bassett RFC 200/100Lux LED Lighting Design. 16 June 2025. Highlights Floodlighting Ltd;
- Royal Wootton Bassett RFC Spillage Impact Report Revision 1. 03 January 2025. Highlights Floodlighting Ltd;
- Royal Wootton Bassett RFC 200/100 Lux LED Spillage Iso Contours. 16 June 2025. Highlights Floodlighting Ltd. Drawing No. RBRFC S2.

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

- 5** The floodlight(s) hereby approved shall not be illuminated outside the hours of 16:00 and 21:30 from Mondays to Fridays between 15th October and 31st March, and between 14:00 and 18:00 on Saturdays and Sundays during all seasons. There shall be no use of the floodlights on Bank or Public Holidays.

REASON: To minimise the impact of the floodlight(s) and in the interests of the amenity of the area.

Informative

- 6** 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. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

- 7** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

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](#)