

Salisbury·Golf·Centre¶

Wilton·Road¶

Salisbury¶

SP2·9NY¶

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**Planning·Statement·in·support·of·the·
development·of·four·padel·tennis·courts,·
parking·and·associated·land·management·for·
Biodiversity·Net·Gain¶**

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Prepared·by·Henshaw·Planning·Limited¶

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December·2025¶

Contents:

1	Introduction	1
2	The Proposal	1
3	Site Context and Surroundings	2
4	Planning Background	3
5	Planning Consideration	7
6	Conclusion	11

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of the applicant in support of a full planning application for the construction of four padel tennis courts at Salisbury Golf Centre, Wilton Road, Salisbury, Wiltshire (SP2 9NY).
- 1.2 The proposal seeks to diversify and enhance the existing sports and leisure offer at Salisbury Golf Centre through the introduction of a fast-growing, inclusive sport that delivers clear health, social and economic benefits. A suite of supporting documents accompanies the application, including a Design and Access Statement (DAS), detailed plans, an Ecology and Biodiversity Net Gain (BNG) Assessment, and transport and access information.

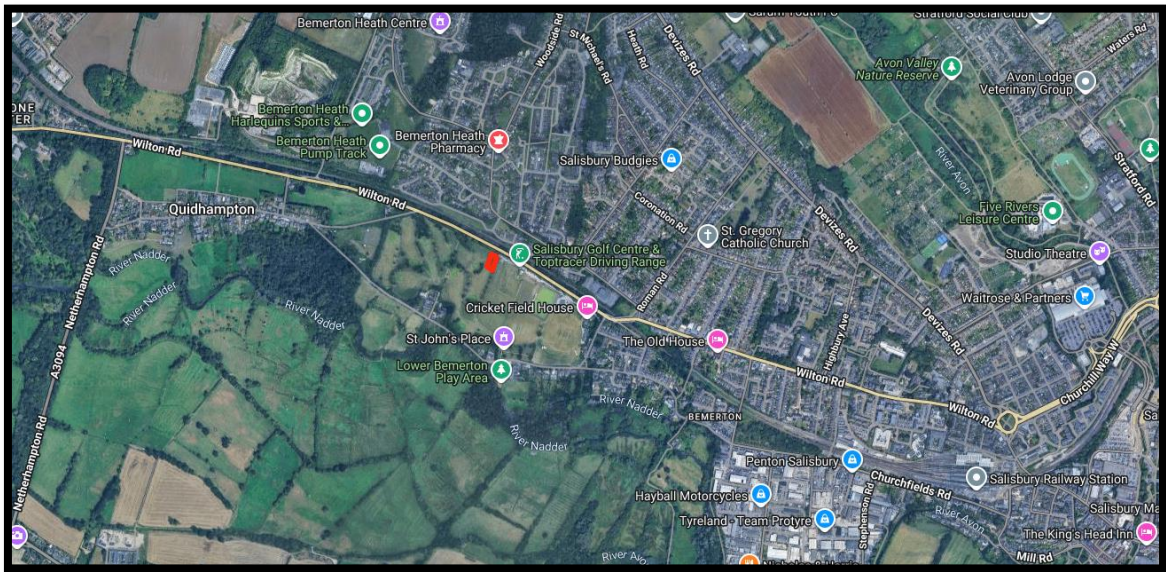
2. The Proposal

- 2.1 The application seeks planning permission for the construction of four outdoor padel tennis courts, with associated lighting, access arrangements, landscaping and parking provision at Salisbury Golf Centre.
- 2.2 The proposed courts will be located on an area of grassland adjacent to the first tee and existing golf facilities, firmly within the established sporting environment of the Golf Centre.
- 2.3 Each padel court will measure approximately 10 metres by 20 metres, enclosed by a combination of toughened glass panels and electro-welded mesh fencing. The enclosure height will vary in accordance with standard padel court specifications, rising at the corners and ends of each court.
- 2.4 The courts will be arranged in two pairs. Given the natural level changes across the site, the courts have been carefully designed with split levels, retaining structures where necessary and stepped and ramped access between courts. This approach reduces overall visual impact and ensures inclusive access.
- 2.5 The playing surface will comprise a modern artificial padel surface suitable for year-round use. LED lighting will be provided to allow use during darker hours while minimising energy consumption and light spill beyond the site. This will comprise of four arrays of two lights per court on 6m columns.
- 2.6 Existing changing and welfare facilities within the Golf Centre clubhouse will be used by padel players, and no new buildings are required to support the development.

- 2.7 The proposal includes provision for 17 additional parking spaces within the existing parking area, alongside shared use of existing Golf Centre parking. New pedestrian routes and waiting / seating areas are shown on the submitted plans.

3. Site Context and Surroundings

- 3.1 Salisbury Golf Centre is located to the west of Salisbury city centre, with convenient access from Wilton Road (A36) and connections to the wider strategic road network, including the A303.



Plan 1

- 3.2 The site forms part of an established sports and leisure destination comprising a golf course, driving range, clubhouse, and associated parking and infrastructure. The immediate context includes managed grassland, scattered mature trees, and existing built facilities, with residential areas located at a distance and separated by landscape buffers and transport corridors.
- 3.3 The padel courts are proposed within an area already characterised by recreational use and activity, ensuring the development is read as a natural extension of the existing sports complex rather than an isolated or intrusive form of development

4. Planning Background

Planning History

- 4.1 Salisbury Golf Centre has an established lawful use as a sports and leisure facility. The site has benefited from ongoing investment and improvement in recent years to respond to changing leisure demands.
- 4.2 The following planning history relates to the Golf Centre. It is clear that the provision of sporting facilities in the area has been supported by the Council.
- 4.3 Lighting for the golf range was allowed on appeal in 1998 subject to a cut-off at 20:00 hours. A series of applications have unsuccessfully sought to vary this condition. The applicant is willing to accept the same time limit for the lighting proposed with this application.

Reference	Description	Decision	Decision	Date Issued
PL/2022/07895	Salisbury Golf Centre, Golf Driving Range, Wilton Road, Salisbury, SP2 9NY	Increase height of existing flood light screening by 1.5m and extension to existing opening hours by 1 hour in the week and 2 at weekends	Refused The floodlighting is directed towards an area which is characterised as a relatively dark outer suburban location where the current level of illumination exceeds the recommendations of the Institute of Lighting Engineers for the character and brightness of this locality	03/05/2023
PL/2021/11252	SALISBURY GOLF CENTRE, WILTON ROAD, SALISBURY, SP2 9NY	Variation of condition 2 of S/1998/0286	Refused The floodlighting is directed towards an area which is characterised as a relatively dark outer suburban location.	25/04/2022

Reference	Description	Decision	Decision	Date Issued
S/2008/1589	SALISBURY GOLF DRIVING RANGE, WILTON ROAD, SALISBURY, SP2 9NY	VARY CONDITION 2 TO PLANNING CONSENT S-1998-0286 TO EXTEND WEEKDAY HOURS OF OPERATION OF GOLF DRIVING RANGE FLOODLIGHTS FROM 20.00 TO 22.00	Refused The proposed increase in hours of floodlight operation would result in excessive light pollution that would have an intrusive impact upon the living conditions of nearby residents and would fail to preserve the character and appearance of the Landscape Setting of Salisbury & Wilton.	03/12/2008
S/2006/0249	DURRINGTON SPORTS FIELD, LARKHILL, SALISBURY, SP4 8QT	RETROSPECTIVE - 9 HOLE PAR 3 COURSE AS PART OF STONEHENGE GOLF CENTRE	Approved with condition 1. There shall be no external lighting of the golf course site without the prior written permission of the Local Planning Authority. (N01A	04/04/2006
S/1998/0286	SALISBURY & SOUTH WILTS SPORTS CLUB, WILTON ROAD, SALISBURY, SP2 9NY	ERECTION OF FLOODLIGHTING IN ACCORDANCE WITH SUBMITTED DETAILS CONTRARY TO CONDITION 7 OF APPLICATION S/97/0417	Refused, but allowed on appeal subject to conditions - Hours of operation from 0700 to 1800 hours - Plant and maintain an evergreen hedge on the southern edge	14/10/1998

Reference	Description	Decision	Decision	Date Issued
			of the golf range.	
S/1993/1471	LAND ADJACENT ODSTOCK ROAD, ODSTOCK	TO ESTABLISH A "PAY AS YOU PLAY" GOLF COURSE CENTRE BY ALTERATIONS TO HIGHWAY, FORMATION OF ACCESS, CONSTRUCTION OF CAR PARK AND CENTRE BUILDING WITH WATER	Withdrawn	21/06/1995
S/1992/0303	SHIPTON DROVE, THE CHOLDERTON ESTATE, CHOLDERTON	PROVISION OF AN 18 HOLE GOLF COURSE WITH CLUBHOUSE AND PARKING		13/10/1993

Planning Policy

National Planning Policy Framework

- 4.4 The National Planning Policy Framework (2024) is a key material consideration. The proposal accords strongly with the presumption in favour of sustainable development.
- 4.5 Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay.
- 4.6 Chapter 8 (Promoting Healthy and Safe Communities) actively supports the provision of high quality sports and recreation facilities that are accessible to communities and encourage participation in physical activity.
- 4.7 Chapter 11 (Making Effective Use of Land) encourages the optimisation of land within existing developed and recreational sites, particularly where proposals support community needs without causing environmental harm.
- 4.8 The requirement for good design is set out in Chapter 12 with paragraph 135 requiring that development should add to the overall quality of the area.

- 4.9 Section 14 sets out the National policy approach to development and flood risk.
- 4.10 Section 15 requires the protection and enhancement of the natural environment, which has been taken into account in this application.
- 4.11 The planning application seeks the provision of new sports facilities which are supported by Government policy. The scheme has been sensitively designed to ensure there is no harm to residential amenity or landscape value. The application does not impact any significant ecological or heritage assets, and will also support Biodiversity Net Gain.

Local Planning Policy

- 4.12 Under s.38(6) the starting point is the Development Plan. For this site that comprises:
- Wiltshire Core Strategy (Adopted January 2015); and
 - Saved policies from predecessor plans / DPDs where still saved (per Appendix D).
- 4.13 A new Local Plan is currently being considered at Examination.
- 4.14 While adopted policies pre-date the rapid growth of padel tennis, they support:
- The enhancement of existing sports and leisure facilities.
 - Development that promotes health and wellbeing.
 - Proposals that respect landscape character and biodiversity.
- 4.15 The proposal aligns with these objectives by intensifying recreational use within an established sports facility, without encroaching into undeveloped countryside or sensitive locations.

Relevant Wiltshire Core Strategy policies

- 4.16 The following provides an assessment of the scheme in relation to the policies in the Core Strategy:
- CP1 Settlement Strategy (directs development to sustainable locations in the hierarchy).*
- 4.17 The site is on the edge of Salisbury, which is a Principal Settlement in the settlement hierarchy. As such it is located in a highly sustainable position.
- CP50 Biodiversity and geodiversity*

- 4.18 The application is supported by an ecological appraisal and BNG assessment. These show the development will not cause harm to wildlife assets and will be able to deliver the necessary BNG.

CP51 Landscape

- 4.19 This policy requires consideration to be given to landscape impact from new development, including from lighting. The proposal is on the edge of the built area of Salisbury, and lies within the setting of Wilton Road and significant sports facilities, including the golf course, its floodlit range and the all-weather floodlit hockey pitch. It is a small development which uses glass walls which minimises its visual scale. It will have minimal landscape impact within its context.

CP52 Green Infrastructure

- 4.20 This requires the retention and enhancement of the green infrastructure network. The application seeks to enhance sporting facilities in association with the golf course and hockey pitch

CP57 Ensuring High Quality Design and Place Shaping

- 4.21 This is a criteria based policy which is relevant in relation to landscape setting, heritage and wildlife as well as specific matters concerning detailed design matters. The scheme is small scale in character and presents as a visually open facility. It sits in the context of the hockey pitch, golf clubhouse and driving range. As such it will have a minimal visual impact in its wider setting.

Conclusion

- 4.22 The application complies with all of the relevant planning policies. It promotes a new sports facility with a proven need, and is designed in a way to mitigate visual impact and deliver Biodiversity Net Gain.

5. Planning Considerations

i. Sporting need and benefits

- 5.1 Padel tennis is one of the fastest growing sports in the UK, characterised by its accessibility to all age groups, ease of learning, and strong social appeal. Participation rates have increased rapidly in recent years, with demand consistently outstripping supply, particularly outside major metropolitan areas.
- 5.2 There are currently no dedicated padel facilities within Salisbury or the immediate surrounding area. The nearest facilities are located at a significant driving distance, limiting opportunities for regular participation and creating an identified gap in local sports provision.

- 5.3 Table 1 shows the significant level of unmet demand for padel tennis with over 5,000 people living within ten minutes drive time of the venue and over 12,000 within 20 minutes.

Layer Group/ Layer	Dataset		A1(10 minutes)		A2(20 minutes)	
Column Group	Total	%	Total	%	Total	%
Population Age Groups / 2022 Estimates (Eng/Wal)						
Area Details						
Total Population	59,719,724	100.0%	35,392	100.0%	83,648	100.0%
Demand	9,483,730	15.9%	5,260	14.9%	12,391	14.8%
Penetration	765,901	1.3%	426	1.2%	998	1.2%
Percentage of Population						
0 to 14	10,742,440	18.0%	5,924	16.7%	14,828	17.7%
15 to 19	3,289,692	5.5%	1,641	4.6%	4,117	4.9%
20 to 29	7,658,686	12.8%	3,394	9.6%	7,381	8.8%
30 to 39	7,945,406	13.3%	4,618	13.0%	10,299	12.3%
40 to 49	7,480,337	12.5%	4,553	12.9%	10,794	12.9%
50 to 59	8,076,325	13.5%	5,147	14.5%	12,255	14.7%
60 to 69	6,358,484	10.6%	4,115	11.6%	9,938	11.9%
70 Plus	8,168,354	13.7%	6,000	17.0%	14,036	16.8%

Table 1 Unmet demand (Source: LTA)

- 5.4 The proposed development responds directly to this unmet demand by introducing four courts at an established sports destination that is accessible, well-known and already used by the local community for recreation. This approach reflects best practice by locating new facilities where there is existing demand and supporting infrastructure.
- 5.5 The proposals align directly with Wiltshire Core Strategy Policy, which supports the provision of facilities that meet the needs of local communities.
- 5.6 The development also accords with Policy CP52 (Green Infrastructure). The site is not protected public open space; however, the policy supports enhancement and diversification of existing sports and recreational facilities where this improves community benefit. The proposal does exactly this, intensifying recreational use within an existing leisure facility rather than resulting in loss of valued community space.
- 5.7 By delivering new sporting opportunities the scheme represents a net gain in recreational capacity and choice for Salisbury and its catchment.

ii. Design, Landscape and Visual Impact

- 5.8 The layout and design of the courts have been carefully considered and are fully explained in the Design and Access Statement.
- 5.9 The use of glazed panels, mesh fencing and stepped levels ensures visual permeability and reduces perceived massing.
- 5.10 The site is well separated from residential properties. Noise and lighting impacts will be consistent with the existing sporting context and will not give rise to unacceptable impacts on amenity.
- 5.11 A lighting assessment accompanies the application and shows the proposal will not cause unacceptable visual harm. The scheme should be considered within the context of floodlights used for the nearby all-weather hockey pitch and the golf driving range. Additionally, the site lies south and near to Wilton Road and residential roads which have street lighting. In order to reflect the current situation, the applicant is seeking permission for the floodlights to be operated for the same period as for the golf driving range i.e. 7.30 am to 20.00 pm.
- 5.12 The lights are specially designed to prevent light spill and the applicant is willing to provide evergreen landscaping to the immediate south and west of the courts to ensure they are well concealed from the wider Nadder Valley.
- 5.13 The courts will be viewed within the context of an existing sports landscape and will not result in unacceptable visual intrusion when seen from public viewpoints or neighbouring land.

iii. Biodiversity

- 5.14 An Ecology and Biodiversity Net Gain Assessment has been prepared in support of the application.
- 5.15 The assessment confirms that:
- No statutory or non-statutory ecological designations will be adversely affected.
 - The site comprises common habitats of limited ecological value.
 - There are no significant ecological constraints to the development.
- 5.16 In accordance with the Environment Act 2021 and Wiltshire Core Strategy Policy CP50 (Biodiversity and Geodiversity), the proposals deliver a measurable biodiversity net gain exceeding the mandatory 10% requirement, secured through habitat retention, enhancement, and long term management.

- 5.17 Appropriate mitigation and enhancement measures are proposed, including sensitive lighting design, planting of trees and management of land for BNG, and provision of bat and bird boxes within the wider site.

iv. Access, Parking and Highway Considerations

- 5.18 Access to the site will remain via the existing established vehicular access points serving Salisbury Golf Centre.
- 5.19 The proposal includes 17 additional parking spaces specifically to support padel use, supplementing existing parking provision shared with other sports facilities on site.
- 5.20 Given the nature of padel tennis, which typically generates short visits and staggered usage, the level of traffic generated will be modest and comfortably accommodated within the existing transport network in accordance with Wiltshire Core Strategy Policy CP61. The site is located close to a large population and is accessible by foot and bike and is within 500m of a bus stop.

v. Flood Risk and Drainage

- 5.21 The site is located within Flood Zone 1, where there is a low probability of flooding. As such, the development is appropriate in flood risk terms, and the principle of development is fully acceptable.
- 5.22 The proposed use comprises outdoor sports courts, which are inherently low vulnerability and do not involve the introduction of habitable buildings.
- 5.23 Surface water will be managed through permeable surfacing and soakaways to ensure that runoff rates do not exceed existing greenfield conditions, in accordance with Wiltshire Core Strategy Policy CP67 (Flood Risk).
- 5.24 The proposals will not increase flood risk elsewhere and fully comply with national and local flood risk policy.

vi. Other Material Considerations

- 5.25 The location of the site means that noise impact is not a significant factor due to the nearest residential properties being approximately 100m from the courts and north of Wilton Road.
- 5.26 The development does not give rise to heritage impacts or unacceptable impacts on residential amenity.

Planning Balance

- 5.27 The development plan, when read as a whole, supports sustainable development that promotes health, wellbeing and efficient use of land within existing settlements and facilities.
- 5.28 The proposal delivers clear and demonstrable benefits, including:
- Provision of new sports facilities to meet an identified and growing demand.
 - Enhancement of an established leisure destination.
 - Promotion of physical activity, social interaction and community wellbeing.
 - Delivery of measurable biodiversity net gain.
 - Economic benefits through increased visitation and long-term viability of the Golf Centre.
- 5.29 Any potential impacts relating to visual change, activity levels or traffic are limited in scale, appropriately mitigated, and consistent with the established use and character of the site.
- 5.30 There are no technical objections arising from ecology, flood risk, transport or amenity considerations.
- 5.31 When assessed against the policies of the Wiltshire Core Strategy and the National Planning Policy Framework, the benefits of the proposal clearly outweigh the minimal and localised impacts. The proposal therefore represents sustainable development for which planning permission should be granted.

6. Conclusion

- 6.1 The proposed four padel tennis courts at Salisbury Golf Centre represent a sustainable, policy compliant form of development that builds on an established sports facility.
- 6.2 The scheme delivers clear community, health, and economic benefits, responds to an identified need for padel facilities, and does so in a manner that respects landscape character and ecological considerations.
- 6.3 For these reasons, it is respectfully submitted that planning permission should be granted.