
**BASSET DOWN GOLF COMPLEX, HAY LANE
SWINDON, WILTSHIRE, SN4 9QW**

LANDSCAPE AND VISUAL STATEMENT

FOR

PADEL COURT EXTENSION

Prepared by:

WHLandscape

On behalf of:

Padel4All

Project Reference: 25.1990

Revision:

January 2026

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Padel4All to produce a Landscape and Visual Statement for the proposed alterations to the existing padel tennis facilities on land at Basset Down Golf Complex, Hay Lane, Swindon, Wiltshire, SN4 9QW.

WHLandscape has an established track record of appraising development proposals. The practice has considerable experience in the field of landscape and visual assessment and uses tried and tested techniques developed and recognised by the Landscape Institute, Institute of Environmental Management and Assessment, and Natural England.

This appraisal has been undertaken by: Ellie Sims BA (Hons) MA CMLI

Checked by: Will Harley BSc (Hons) CMLI

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1. INTRODUCTION

1.1 This report provides a statement of the potential landscape and visual issues associated with the proposed extension of the existing padel court facilities at Basset Down Golf Complex. The site is located within the administrative area of Wiltshire Council, specifically Wiltshire Council Northern Area. Additionally, a large part of the south of the study area (but not the site itself) is located within the North Wessex Downs National Landscape¹. The findings of the assessment will be used to determine the suitability of the proposals, as well as to suggest appropriate mitigation measures if required.

1.2 The application will see:

- The existing padel court will undergo alterations to include:
 - ♦ with the grey canopy being raised slightly to a maximum height of 9.32m in keeping with the new courts.
 - ♦ the canvas sidings on the northern, eastern and western elevations of the structure will be replaced with timber cladding.
- an extension to the existing padel court facilities, which will include two new courts:
 - ♦ court 4 will be constructed on the eastern elevation of the existing structure.
 - ♦ court 5 will be located on the northern elevation.
 - ♦ each court will measure 15.00 metres (m) by 23.50m and will be covered by a grey canopy to 9.32m in height.
 - ♦ the exterior elevations of the new courts will be constructed with timber cladding.
 - ♦ the southern (internal) elevation of court 5 will be constructed of glass and mesh fencing.

1.3 Additional infrastructure will include:

- a flat roofed office/reception area on the northern elevation measuring approximately 2.75m with an access ramp on the eastern elevation.
- two pergolas will be constructed on the northern elevation of the existing padel court structure joining the office/reception. These will measure 6.0m x 3.0m and 4.0m x 3.0m and an overall height of approximately 2.75m.

¹ Note: on 22nd November 2023, all Areas of Outstanding Natural Beauty (AONB) adopted the name National Landscape. However, as they are still in the process of rebranding there are a number of documents which still have AONB in the title. Documents will be referred to using the existing titles, whilst the North Wessex Downs AONB will be referred to as the North Wessex Downs National Landscape.

- A toilet block will be constructed to the west of the existing structure. This will measure 6.06m x 2.48m with a maximum height of 2.56m. It will contain two individual toilet cubicles (one accessible) and a storage area.

1.4 Access to the courts will be taken from the existing access to Basset Down Golf Complex from Hay Lane. As the proposals will see the loss of 15 car parking spaces, an extension to be car parking will also be provided to the north-east of the padel courts.

1.5 This report should be read in conjunction with the LVA produced by WHLandscape (dated November 2020, Ref: 20.1128) as part of application 21/00546/FUL which saw the granting of permission to build the existing padel court structure.

1.6 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2025) and the Wiltshire Core Strategy (2015), including the saved policies from the North Wiltshire Local Plan 2011 (saved as of 2015). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 108. Upper Thames Clay Vales (2014), the Wiltshire Landscape Character Assessment (2005), and the North Wiltshire Landscape Character Assessment (2004). Also of relevance to this project is the North Wessex Downs AONB Position Statement on Setting (2019).

2. LANDSCAPE PLANNING CONTEXT

2.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts are considered to be relevant to the application. The policies listed will be used to guide the appraisal of the proposed development.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

2.2.1 Originally published in March 2012, with the most recent revision being in February 2025, the NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this assessment is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 187, which states that “Planning policies and decisions should contribute to and enhance the natural and local environment by”:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

and:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

2.2.2 Furthermore, a large part of the south of the study area is located within the North Wessex Downs National Landscape. In terms of the protection given to designated landscapes Section 15, paragraphs 189 and 190, state:

Paragraph 189

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 190

When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy***
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and***
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.***

2.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 135, which states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***

2.3 WILTSHIRE CORE STRATEGY

2.3.1 Adopted by Wiltshire Council in January 2015, the Wiltshire Core Strategy Development Plan Document replaced the four local plans that covered Wiltshire. The Core Strategy provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026 in order to ensure that any proposed development is of a high standard and is compatible with the character and visual qualities of the area.

CORE POLICY 51: LANDSCAPE

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant

Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.***
- ii. The locally distinctive character of settlements and their landscape settings.***
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.***
- iv. Visually sensitive skylines, soils, geographical and topological features.***
- v. Landscape features of cultural, historic and heritage value.***
- vi. Important views and visual amenity.***
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.***
- viii. Landscape functions including places to live, work, relax and recreate.***
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.***

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

CORE POLICY 52: GREEN INFRASTRUCTURE

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. Retain and enhance existing on site green infrastructure***
- ii. Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.***
- iii. Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.***

- iv. Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire*

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate*

the development into its setting and to justify and mitigate against any losses that may occur through the development.

- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- iv. Being sympathetic to and conserving historic buildings and historic landscapes.*
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy).*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.*
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).*
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site.*
- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network).*
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials.*
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future.*
- xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.*
- xiii. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.*

xiv. Meeting the requirements of Core Policy 61 (Transport and New Development).

2.3.2 The Wiltshire Local Plan Pre-Submission Draft 2020-2038 is a consultation draft which is publicly available, and the final document is due to be adopted in the second half of 2025. Although this has not been adopted by Wiltshire Council at this stage, Core Policy 51 is due to be replaced by Policy 91 as it has been found to be at odds with the NPPF at a recent public enquiry².

POLICY 91 CONSERVING AND ENHANCING WILTSHIRE'S LANDSCAPES

Development will conserve and where possible enhance Wiltshire's landscapes by:

- 1. being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and landscape strategy;*
- 2. conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*
- 3. conserving and enhancing the locally distinctive character of settlements and their landscape settings;*
- 4. conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;*
- 5. being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;*
- 6. be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;*
- 7. where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;*
- 8. protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.*

² APP/Y3940/W/22/3312268 – Land off Coate Road, Devizes

Wiltshire's designated landscapes

Great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire's designated landscapes, Areas of Outstanding Natural Beauty and the New Forest National Park. Development within, and influencing the setting of, these designated areas should be limited in scale and extent and are expected to contribute towards conserving and enhancing their natural beauty. Proposals for development within or affecting designated landscapes must demonstrate that they have taken account of the objectives, policies and actions set out in the relevant management plans for these areas. Proposals for development outside of an Area of Outstanding Natural Beauty that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities, as set out in the relevant management plan, must also demonstrate that it would not adversely affect its setting. Development will not be supported if it cannot demonstrate conservation or enhancement to the landscape character and special qualities of an Area of Outstanding Natural Beauty or National Park.

2.4 NORTH WILTSHIRE LOCAL PLAN (SAVED POLICIES)

2.4.1 The former North Wiltshire District Council adopted the North Wiltshire Local Plan 2011 in June 2006, with many of the policies being 'saved' when Wiltshire became a Unitary Authority in 2007. Following the adoption of the Wiltshire Core Strategy in 2015, many of the saved policies were replaced, however, several remain extant and continue to be saved to sit alongside the policies of the Core Strategy. A full list of the policies that were saved and those that were replaced can be found in Appendix D of the Wiltshire Core Strategy. The policy listed below remains extant and is relevant to this project.

POLICY NE14: TREES, SITE FEATURES AND THE CONTROL OF NEW DEVELOPMENT

Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

3. BASELINE LANDSCAPE AND VISUAL STUDY

3.1 SITE LOCATION AND CONTEXT

3.1.1 The site is located on a parcel of land at Basset Down Golf Complex, just off Hay Lane, to the south-west of the town of Swindon. The site is located close to the foot of a steep scarp at approximately 115m Above Ordnance Datum (AOD), and in its wider context lies between the towns of Swindon, Wroughton, and Royal Wootton Bassett.

3.1.2 The site consists of a grassed area and part of the existing car parking facilities which are located on the northern and eastern boundaries of the existing padel court development. The southern boundary is adjacent to a mature treed hedge beyond which part of the golf course is located. The surrounding landscape is characterised by a mix of recreational, agricultural and industrial land uses.

3.1.3 The entire study area is located within the Great Western Community Forest. There are no natural environment or heritage designations which cover the site, nor is it crossed by any routes with public or permissive access. However, Bridleway WR13 is located approximately 125m to the south-east.

3.1.4 Part of the study area falls within the North Wessex Downs National Landscape, which confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Whilst the site is not located within the National Landscape, of particular relevance to this project is the North Wessex Downs AONB Position Statement on Setting, and the guidance and recommendations contained within it.

The setting of the North Wessex Downs does not have a defined geographical boundary but it should be addressed as the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have impact, either positive or negative, on the natural beauty and special qualities of the North Wessex Downs AONB.

It is considered that many issues in relation to a new development within the setting of the North Wessex Downs AONB can be resolved through careful design, appropriate materials, location and layout and mitigation measures from landscaping to minimal, well-directed and full cut-off street (and other external) lighting.

3.2 LANDSCAPE AND VISUAL RECEPTORS

LANDSCAPE RECEPTORS

3.2.1 The following landscape receptors have been identified as being aspects of the landscape resource that have the potential to be affected by the proposed padel court extension:

- The established landscape components which define the landscape in which the site is located.
- The unique qualities and characteristics of LCT 11: Rolling Clay Lowland, specifically LCA 11A: Calne Rolling Clay Lowland.

VISUAL RECEPTORS

3.2.2 The following visual receptor locations have been identified as having potential intervisibility with the proposed padel court extension:

- Hay Lane
- Footpaths: LTRE2, LTRE4, LTRE55
- Bridleway WR13

3.3 LANDSCAPE CHARACTER

3.3.1 The Wiltshire Landscape Character Assessment provides the most comprehensive assessment of the landscape character of the site and the surrounding area and has been used as a basis for determining those features which are most likely to be impacted by the proposals.

3.3.2 Only information pertaining to the Landscape Character Areas (LCAs) in which the site is located has been listed. Due to the extent of individual LCAs, some of the listed information may not be wholly relevant to the site and surrounding landscape.

3.3.3 The site falls within LCT 11: Rolling Clay Lowland, specifically LCA 11A: Calne Rolling Clay Lowland.

LCT 11: ROLLING CLAY LOWLAND

Location and Boundaries

The Rolling Clay Lowland Landscape Type is a group of low lying areas founded on Clay and situated broadly to the north west of the county. There are three areas in the type: 11A: Swindon-Calne Rolling Clay Lowland sited centrally in the northern half of the county; 11B: Minety Rolling Clay Lowland further to the north; and 11C: Trowbridge Rolling Clay Lowland to the west.

Boundaries are defined by changes in topography, geology and land cover, for instance Area 11A: Swindon Calne Rolling Clay Lowland is largely bounded by the more elevated areas to west and east and boundaries follow contours at the base of the slopes. Other boundaries are less clearly defined as for the boundary between Area 11B: Minety Rolling Clay Lowland and Area 16A: Malmesbury-Corsham Limestone Lowlands where the boundaries are along roads that broadly follow the change in geology and land cover to the more wooded landscape of the Limestone Lowlands.

Key Characteristics:

- *Gently rolling lowland based on Clay.*
- *Mixed arable and pastoral land use with pasture concentrated around the water courses.*
- *Variable field pattern with network of full hedgerows and mature hedgerow trees.*
- *Presence of streams marked by lines of willows and crossed by modest bridges.*
- *Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.*
- *Small number of meadows of neutral and unimproved grassland.*
- *Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.*
- *Roads largely minor and rural with a few trunk roads and sections of motorway.*
- *Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.*
- *A largely peaceful, rural landscape.*

LCA 11A: SWINDON-CALNE ROLLING CLAY LOWLAND

The Swindon-Calne Rolling Clay Lowland is a long, narrow gently undulating area sandwiched between the uplands of 4A: Avebury Plain and 8A: Swindon-Lyneham Limestone Ridge. Views to the surrounding hills and chalk scarp emphasise the comparatively level and open character of the area. The Swindon-Calne Rolling Clay Lowland is a mix of arable and pasture with the former more prominent to the north above Swindon. The arable fields tend to be large scale and rectangular with a mix of medium sized irregular fields and small regular strips to the south. Fields are bounded by hedgerows although these have been replaced by fences in some areas and hedgerow trees are sparse. The hedges, scattered small woodland blocks (some ancient) and riparian vegetation particularly willows, give a more enclosed and rural feel to the landscape in some sections. There are also remnant areas of hay meadow of high ecological value such as Goldburgh Farm SSSI. Around Swindon large scale buildings on the outskirts dominate immediate views but the area to the north which is very sparsely settled retains a rural remote feel. To the south views of the modern built edges of Calne influence the surrounding

landscape, although this is mitigated to some extent by woodland cover. Elsewhere there is little settlement and rural roads criss cross the area giving access to the uplands to east and west.

Positive Landscape Features of Significance:

- *Largely rural, tranquil landscape.*
- *Strong pattern of hedgerows and mature hedgerow trees.*
- *Many streams with rich riparian vegetation.*
- *Woodland blocks of high ecological value.*
- *Small scattered villages of traditional pattern and vernacular materials.*
- *Views to Chalk scarps and Limestone ridge.*

Forces for Change:

- *Agricultural intensification and introduction of arable rotation threatens the remaining medieval field patterns and traditional pastoral landscape.*
- *Hedgerow trees are generally mature with few new trees to replace them.*
- *Elm loss of 1970s.*
- *Need for sustainable woodland management including traditional maintenance techniques where appropriate to maintain ancient woodlands and particularly areas of coppice and wood pasture.*
- *Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.*
- *Pressure to build new roads and upgrade existing roads through additional kerbing and signage to accommodate an increase in traffic volume.*

Strength of Character:

The Rolling Clay Lowland is in places a peaceful rural landscape with intact hedgerows, woodland blocks and small villages and scattered farmsteads of vernacular materials. However the varied land use of mixed arable and pastoral farming, the coniferous planting which has affected the character of the historic woodlands and the influence of prominent urban edges and transport corridors including noise and light pollution make the strength of character of the type moderate overall.

Inherent Landscape Sensitivities:

- *Rural tranquillity.*
- *Hedgerow pattern.*
- *Watercourses and streamside willows and other riparian vegetation.*
- *Isolated remnant hay meadows.*

- ***Woodlands of ecological value.***
- ***Views to scarp slopes of the adjacent chalk downlands.***
- ***Settlement pattern of nucleated villages with variety of vernacular building materials.***

3.4 THE LOCAL AREA AND RECEIVING LANDSCAPE

3.3.1 The north and north-western part of the study area has developed over a bedrock comprising various sandstone and mudstone formations, whilst the steep scarp of the south and south-eastern area has developed over bedrock of chalk, which was laid down when the area was previously dominated by shallow seas. The high point of the study area is 206m AOD (spot height) and located within the National Landscape at Salthrop Farm to the south-east of the site; whilst the low point, 100m AOD, is located along the Wiltshire and Berkshire Canal in the north-west of the study area.

3.3.2 The soil types in the study area broadly reflect the topography, with the majority of the higher area across the steep scarps to the south comprising shallow lime-rich soils over chalk or limestone, while the lower parts of the study area to the north comprises slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils. There are also three patches of freely draining lime-rich loamy soils following the base and on top of the scarp. Various deposits of clay, silt, sand and gravel are found throughout the study area. The majority of the study area has been identified as ALC Grade 3 (Good to Moderate – sub-grade not specified), with areas of ALC 4 (Poor) to the west of the study area and ALC 2 (Very Good) on the slopes of the scarp.

3.3.3 The prevailing land use across the study area is largely agricultural with some recreational use (including the golf course) and a solar farm. The study area has a varied field system of medium irregular fields and small regular strips. Fields are bounded by a generally intact network of hedgerows with hedgerow trees, which creates a sense of enclosure and restricted views. Due to the number of watercourses and drainage ditches within the study area, vegetation tends to have a higher riparian element.

3.3.4 There are several areas of woodland along the scarp slopes to the south of the study area, much of which has been identified as Ancient Woodland. These areas of woodland are also designated as County Wildlife Sites and two areas of Bincknoll Dip Woods have been identified as Sites of Special Scientific Interest. It is worth noting that all of these designations are located within the North Wessex Downs National Landscape and more than 400m from the site. The entire study area is covered by the

Great Western Community Forest which covers an area of 168 square miles and plays a contributing role to sustainable development in Swindon, its urban fringes and the surrounding countryside.

3.3.5 Within the study area there are seven listed structures, all of which are classified as Grade II and are all located more than 500m from the site. To the south-west of the site, is the *Bincknoll Camp*, a Scheduled Monument within the North Wessex Downs National Landscape. There are no heritage designations which cover or are located adjacent to the site.

3.3.6 Settlement within the study area largely consists of a scattered pattern of farmyards/steeds and dwellings, while the clubhouse at Basset Down Golf Course provides recreational development. Building materials are generally typical of the era in which they were built, with common materials including local clay, brick or stone, with red tile or slate roofs; with the golf clubhouse being timber clad with steel sheet roofing.

3.3.7 Access through the study is largely defined by Hay Lane, which bisects the area on a roughly north/south axis and connects the study area with major transport corridors in the north and the A4361 to the south. A small number of minor and private tracks provide access to the scattered farmsteads and dwellings within the study area.

3.3.8 There are a number of PRoWs crossing the study area, including footpaths and bridleways, with the highest concentration across to the south of the area within the North Wessex National Landscape. In the south-west corner of the study area is a small section of the White Horse Trail (Recreational Route) which is directly connected with several of the PRoWs in the area. The closest PRoW to the site is Bridleway WR13, located to the south-east of the site just off Hay Lane. A small section of the Wiltshire and Berkshire Canal crosses the north-western corner of the study area; however, this has no PRoW access and is only accessible via boat.

3.5 LANDSCAPE STUDY

3.5.1 The site does not represent a specific element or feature defined as a key characteristic of the landscape of the study area. However, the golf complex itself does broadly contribute to several of the positive features of LCA 11A including:

- *Largely rural, tranquil landscape*
- *Strong pattern of hedgerows*
- *Rich riparian vegetation*

The golf complex is largely bounded by mature native hedgerows with numerous hedgerow trees, with there being several internal hedgerows and tree belts. Planting within the recreational facility reflects locally appropriate species and contributes to the high level of containment afforded to the site. Despite activity within the complex and the site's proximity to the M4, the area is relatively tranquil with a sense of remoteness.

3.5.2 The development area is located on the edge of a car park for a golf complex adjacent to the existing padel court structure, and whilst the proposals will see an increase in the built form, the new courts will largely be screened by the mature vegetation both within the golf course, and the wider area. The proposed timber cladding will reflect the materials used within the golf course as well as across the receiving landscape.

3.5.3 The site is located partially within the existing golf course car park and on an area of grassland. In order to accommodate the new padel courts, vegetation loss is limited to an area of amenity grass; however, the proposed car parking will see the loss of 2 trees along the northern boundary with the access track. The applicant owns further land around the site which can be used for mitigation planting and to offset the loss of these trees. The previously approved landscape scheme (as part of planning permission 21/00546/FUL and Condition Discharge PL/2021/08979 in Appendix 2) has yet to be implemented. Therefore, it is recommended that the approved landscape scheme is adjusted to accommodate the proposed extension, details have been provided in Section 4.

3.5.4 The proposed car parking area will see the introduction of a new area of hardstanding close to the access for the golf complex which will offset the loss of 15 parking spaces needed to accommodate the court 5. As with the existing car parking, this area will not be lit; therefore, it will not have a primary impact on the nocturnal environment. There may be secondary effects with vehicles using the car park at night, however, this will only occur when the golf complex is in use. Additionally, the level of light spill will be constrained by the high density of vegetation surrounding the site and within the golf complex. As the site is located within an established recreational facility which is an established light source, these temporary effects (car lights) are not considered to have a notable level of effect when considered in the context of the baseline condition.

3.5.5 The site area has been managed as part of the golf facility in recent history and holds no specific historic interest. Post development the proposals will be integrated into the established recreational use of the wider golf complex, with no effect on the wider golf course itself. There are small number

of heritage assets within the wider study area, with the closest being a Grade II listed structure, beyond 500m to the south of the site. However, there will be no effect on the landscape settings of any of the listed structures or the Scheduled Monument due to a general lack of intervisibility.

3.5.6 As the site well contained on the edge of the existing recreational facility as well as being well contained by a mature landscape structure, it will not have any notable effects on the National Landscape with regard to its landscape setting or associated visual amenity. Furthermore, the development will not detrimentally affect the natural environment designations surrounding the site, or their landscape settings. As such, the proposed development will not result in a significant change to the area's prevailing character.

3.6 VISUAL STUDY

REPRESENTATIVE PHOTOGRAPHS

3.6.1 For the purpose of this report, close views are between 0m – 500m from the proposed development and medium views are between 500m – 1000m, and long views from further than 1000m. Views are representative and not totally exclusive (See Appendix 3: Viewpoint Photographs for enlarged copies of the selected viewpoints).

3.6.2 The Viewpoints were visited in July 2025 when leaf cover was at a maximum. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

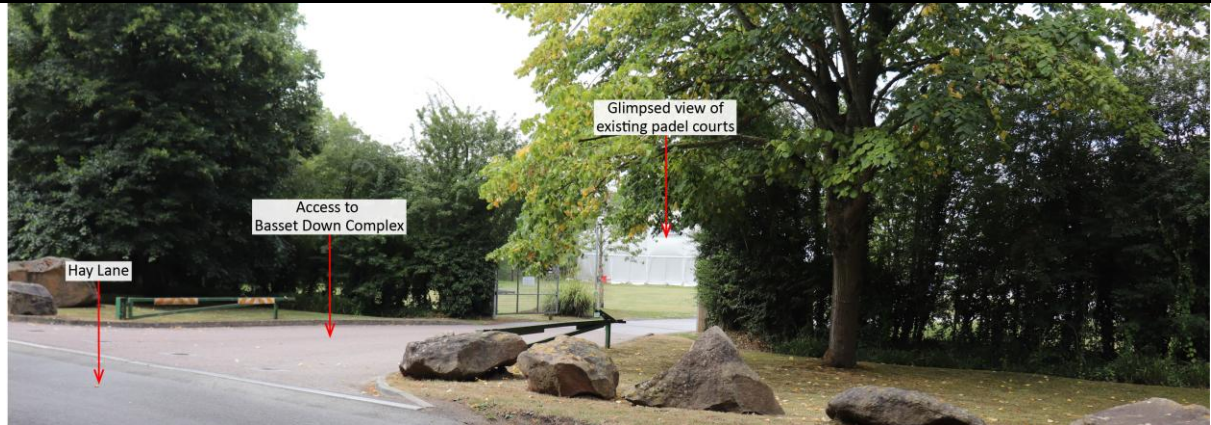
The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.

VIEWS FROM HAY LANE

VIEWPOINT 1

Approximate distance from site: 110m

OS map elevation: Between 110-115m AOD



VIEWPOINT 2

Approximate distance from site: 135m

OS map elevation: Between 115-120m AOD



Close distance views, south-west and north-west (respectively), from Hay Lane.

It should be noted that the location for this viewpoint is from Hay Lane which has no pedestrian footway running alongside it, therefore the primary receptors are drivers passing the site, whose attention should be on the road ahead, and those accessing the golf complex. This viewpoint provides a transient view towards the existing padel courts, through the access gate into the golf complex, with the location also providing a view of the car park. The density of the roadside hedge either side of the access gate generally obscures views into the site from the road; however, there may be some heavily filtered winter views due to a lower level of leaf cover.

VIEWS FROM FOOTPATHS LTRE2, WR28

VIEWPOINT 3

Approximate distance from site: 440m

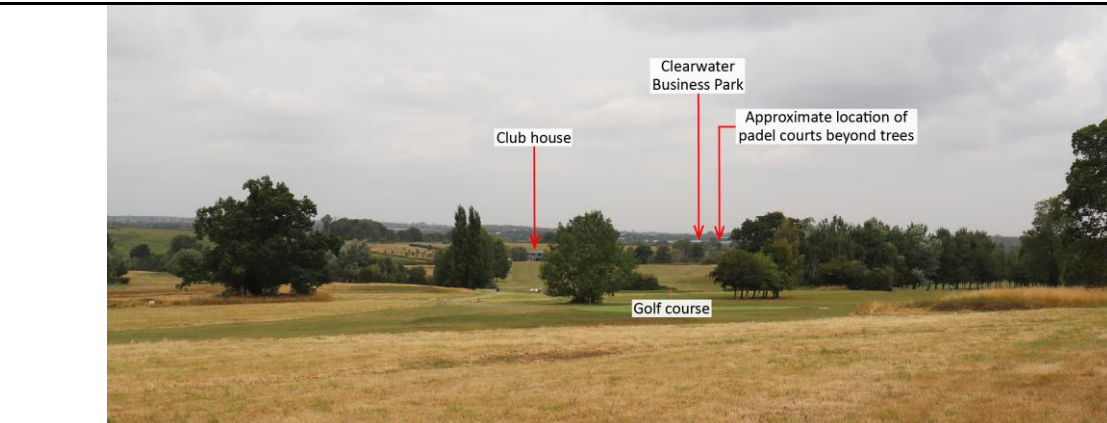
OS map elevation: Between 120-125 AOD



VIEWPOINT 4

Approximate distance from site: 770m

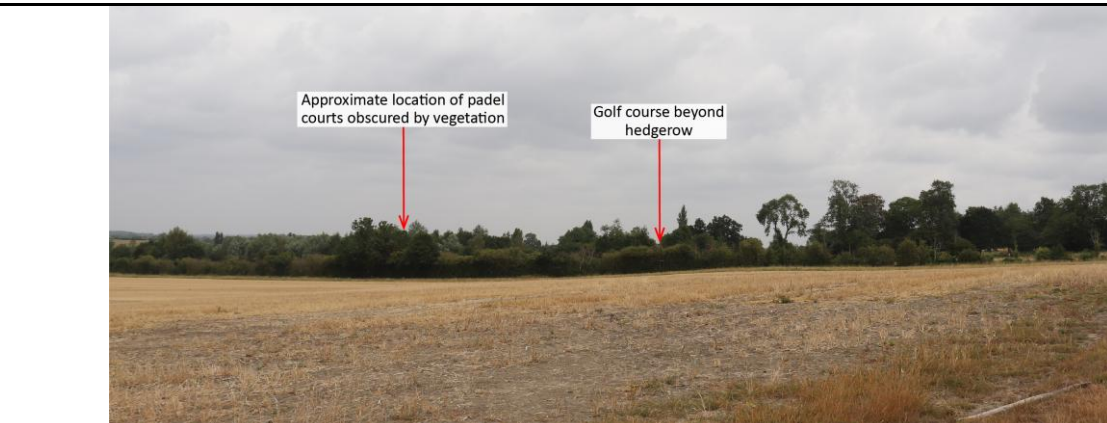
OS map elevation: Between 130-135m AOD



VIEWPOINT 5

Approximate distance from site: 1035m

OS map elevation: Between 125-130m AOD



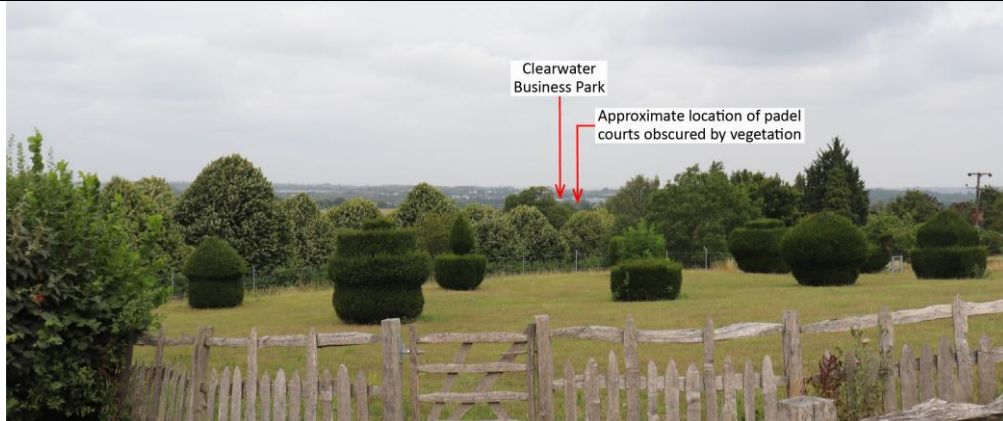
Close, medium, and long distance views (respectively), taken north-west, north, and north-east (respectively) from Footpath LTRE2 which passes along Footpath WR28. Due to the level of intervening vegetation, the site is obscured and will remain so year-round.

VIEWS FROM NORTH WESSEX DOWNS NATIONAL LANDSCAPE

VIEWPOINT 6

Approximate distance from site: 905m

OS map elevation: Between 150-155m AOD



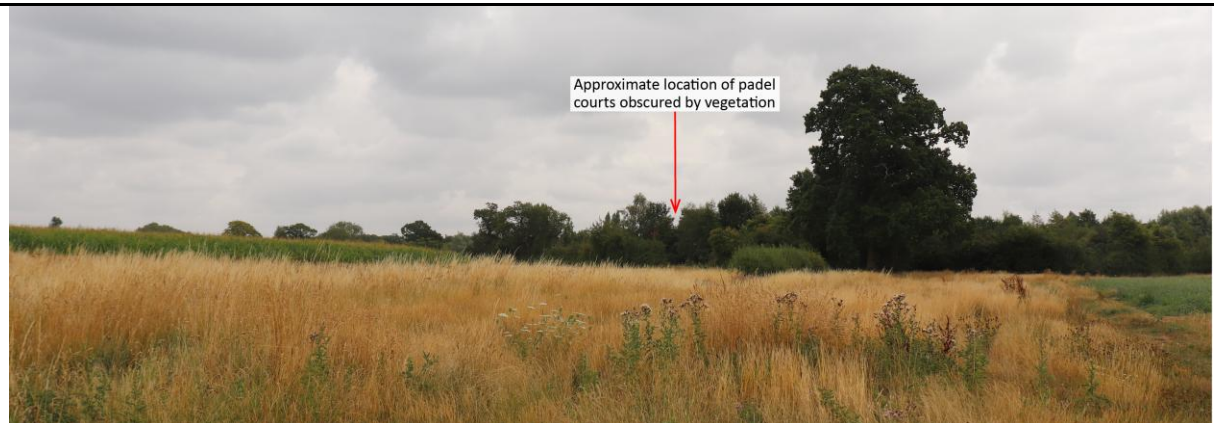
Medium distance view, north; taken from Footpath LTRE55. The site is obscured by the mature intervening vegetation and will remain so year-round.

VIEWS FROM FOOTPATH LTRE4

VIEWPOINT 7

Approximate distance from site: 500m

OS map elevation: Between 105-110m AOD



Medium distance view, north-east; taken from Footpath LTRE4. The site is obscured by mature intervening vegetation and will remain so year-round.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

3.6.3 There are potential residential views from Lower Salthrop to the north-west, that it is has not been possible to record representatively due to a lack of public access. This includes views from the upper floors of the farmhouse where the slightly elevated land may allow for glimpsed views of the proposed extension to the existing padel courts. However, it will be seen in context with the existing built form and car parking facilities which are already visible and will be softened by intervening vegetation.

SUMMARY OF VISUAL EFFECTS

3.6.4 There are no open views of the proposals from outside the golf complex. The proposed extension and car park will only be seen from Hay Lane; however, this will be glimpsed through the access point to the golf complex and of very short duration. Furthermore, where visible, the proposals will be seen in context with the existing recreational facilities. The development will be well contained by the existing mature vegetation both on site and within the surrounding landscape, with the proposals highly unlikely to affect the established visual character of the study area a whole.

3.6.5 Although there will be a change to the baseline condition of the site, there will be an extremely limited visual effect on the wider area due to the nature of the development within a recreational setting and the high level of enclosure provided by existing vegetation.

3.7 CONSTRUCTION EFFECTS

3.7.1 During construction, plant and materials will be visible. However, the construction effects associated with the development will be temporary and will have no lasting adverse effects on the recorded landscape and visual receptors.

3.7.2 Appropriate storage of construction material and equipment will help minimise any effects during construction. No new access points will be required to facilitate construction of the development, with existing access from Hay Lane being used.

4. REVIEW AND CONCLUSIONS

4.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the development's overall effect is whether the proposed padel court extension will have an unacceptable adverse effect on the landscape character and visual amenity of the study area, in particular the unique character associated with LCA 11A: Calne Rolling Clay Lowland. Key mitigating factors to be considered are:

- The established built form of the recreational facility including the existing padel courts.
- The site's extremely high level of containment within the landscape.

4.2 It is acknowledged that there will be changes to the site's baseline condition, however, this is deemed appropriate as whilst there will be an increase in built form, the proposals will form part of an existing recreational facility.

4.3 LANDSCAPE RECOMMENDATIONS

4.3.1 There should be a focus on the retention, enhancement and management of existing boundary vegetation trees and hedgerows, as it is recognised that the established vegetation plays a key role in containing the site within the landscape.

4.3.2 The approved landscape scheme which formed part of application 21/00546/FUL should be adapted in order to accommodate the proposals. This will include:

- ♦ The relocation of the five western trees to the eastern side of the padel extension.
- ♦ The eastern woodland will be relocated to the western side of the existing padel courts.
- ♦ The amenity planting on the northern elevation will be expanded to further soften the overall padel development.

4.3.3 New planting will comprise native and domestic species to soften the built form and integrate it into the receiving landscape of the golf complex. This will be achieved through the planting of native trees to the east whilst a native woodland with understorey shrubs to the west of the padel court development.

4.3.4 The following recommendations are appropriate to reduce the level of the potential landscape and visual effects of the proposed development, with the aim being to mitigate the development, using an appropriate scheme of planting and management that in and of itself, does not compromise the character of visual amenity of the area.

Management and Enhancement of Existing Planting:

- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- The trees identified on drawing WHL-1990-05: Landscape Mitigation Strategy should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary to ensure longevity and well balanced, dense crowns.
- The existing mixed native hedging around the site, as identified on drawing WHL-1990-05: Landscape Mitigation Strategy, should be gapped up as necessary using native species and grown and managed at a minimum of 2.50m in height.
- In the case of all hedgerows, a dense hedgerow structure should be maintained by not allowing hedgerow species to grow to tree sized proportions. Hedgerows should be cut in an “A” shape or a “topped A” shape to create tall bushy hedges with maximum wildlife potential.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

- The proposed woodland belt should comprise native broadleaf species characteristic of the areas. The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - ♦ All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
 - ♦ A range of plant sizes should be used, including larger tree stock to create instant impact and structure.
 - ♦ Trees should be planted on a grid at 3.00m centres.
 - ♦ Shrubs should be planted at 1.50m centres.

- Strategic individual tree planting should take place as per the Landscape Mitigation Strategy (WHL-1990-05), to create structure and break up views of the padel courts.
- Evergreen single species hedge planting will take place around the north side of the padel courts and should be planted at 0.50m centres.
- Amenity shrub planting will take place within the landscaped area on the northern elevation of the padel extension and to the west of the new office/entrance area.
- Shade tolerant wildflower grass mixture should be established under the tree planting to the east and extend along the southern elevation round to the western elevation of the building.

Recommended Oak Woodland Species Mix							
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	Clear stem height (m)	%	C/U**
Trees							
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	-	20	C/T
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	-	15	U/T
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	-	15	U/T
<i>Quercus robur</i>	Oak	Light Standard	6-8	2.50/3.00	1.50/1.75	25	U/T
<i>Tilia cordata</i>	Small leaved lime	Whip	-	90-120cm	-	25	C/T
Shrubs							
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	-	15	U
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	-	35	U
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	-	20	U
<i>Euonymus europaeus</i>	Spindle	Transplant	-	60-80cm	-	7.5	U
<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	-	30-40cm	-	7.5	U
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	-	60-80cm	-	7.5	U
<i>Rosa canina</i>	Dog Rose	Transplant	-	60-80cm	-	7.5	U
* Approximately 10% of the total tree mix should comprise larger stock (Light Standard - Standard)							
** Canopy/Understory (T – Tree)							

Recommended Individual Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field Maple	Heavy Standard	12-14	3.50/4.00	Min 2.00
<i>Prunus avium</i>	Wild cherry	Standard	8-10	2.50/3.00	1.75/2.00
<i>Quercus robur</i>	English oak	Heavy standard	12-14	3.50/4.00	Min 2.00
<i>Tilia cordata</i>	Small-leaved lime	Heavy Standard	12-14	3.50/4.00	Min 2.00

Evergreen Feature Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Photinia x fraseri</i> 'Pink Marble'	Christmas berry 'Pink Marble'	Light Standard	6-8	2.50/3.00	1.50/1.75

Shrub and Perennial Planting for partial shade				
Scientific name	Common name	Min. Pot Size (L)	Density (m ²)	%
<i>Carex Testacea</i> 'Prairie Fire'	Orange New Zealand sedge 'Prairie Fire'	9cm	3	20
<i>Geranium phaeum</i> 'Album'	Geranium 'Album'	3	4	25
<i>Hakonechloa macra</i> 'Aureola'	Japanese forest grass 'Aureola'	9cm	2	20
<i>Hydrangea macrophylla</i> 'Glam Rock'	Hydrangea 'Glam Rock'	9cm	1	10
<i>Rudbeckia fulgida</i> var. <i>deamii</i>	Deam's coneflower	3	1	10
<i>Vinca minor</i> 'Azorea Flore Pleno'	Double-flowered azure periwinkle	9cm	4	15
Planting beds will be underplanted with: <i>Narcissus</i> 'Peasant Eye' to be planted at a depth of 12cm with 5 bulbs per m ² . <i>Narcissus</i> 'Pipit' to be planted at a depth of 12cm with 5 bulbs per m ² . <i>Tulipa</i> 'Apricot Parrot' to be planted at a depth of 15cm with 5 bulbs per m ² .				

Recommended Grass Mixes	
Mix name	Sowing rate (g/m ²)
Shade Tolerant Wildflower Mix (Emorsgate EW1 or equivalent)	4

Recommended Single Species Hedge				
Scientific name	Common name	%	Specification	Approx. height (cm)
<i>Sarcococca confusa</i>	Christmas box	100	Pot grown (2l)	Min. 20

4.4 CONCLUSIONS

4.4.1 As a result of the assessment of landscape and visual effects, it has been determined that the proposed development can be undertaken so that it integrates into the local landscape, maintaining the character of the recreational facility. The proposals will not be visually intrusive or have a detrimental impact on the appearance of the immediate area or the landscape character of the area in which it is located.

4.4.2 The proposed development will not be detrimental to any of the key characteristics or descriptions of the site and surrounding landscape as described in this document, specifically the unique characteristics of LCA 11A. Taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically Core Policies 51, 52, and 57.

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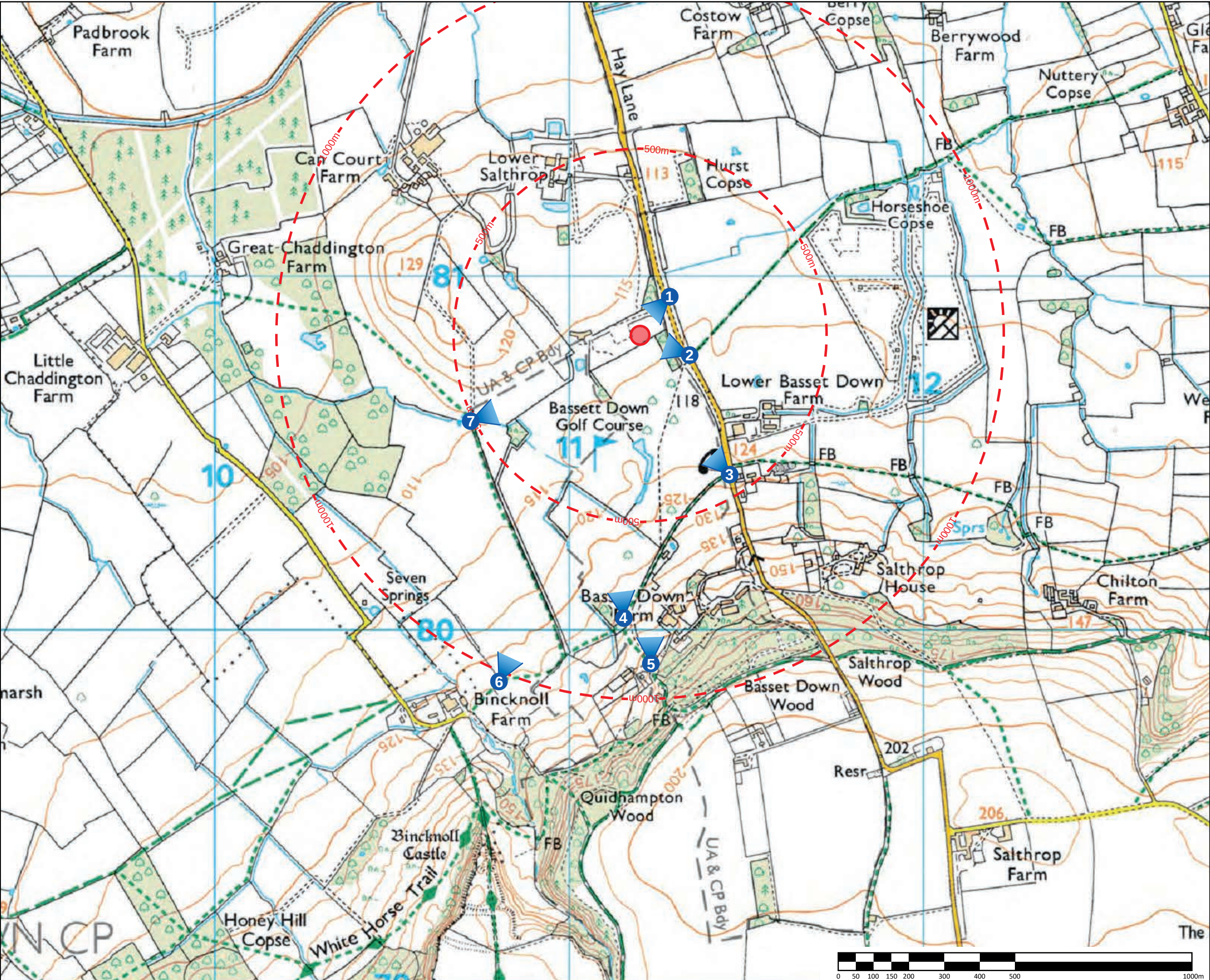
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ILLUSTRATIVE MATERIAL



KEY:

- Approximate development area
- Off-set from site boundary
- Viewpoint

Public Rights of Way

- Footpath
- Bridleway

Other Public Access

- White Horse Trail (Recreational route)

Roads

- Road generally more than 4m wide
- Road generally less than 4m wide
- Other road, drive or track

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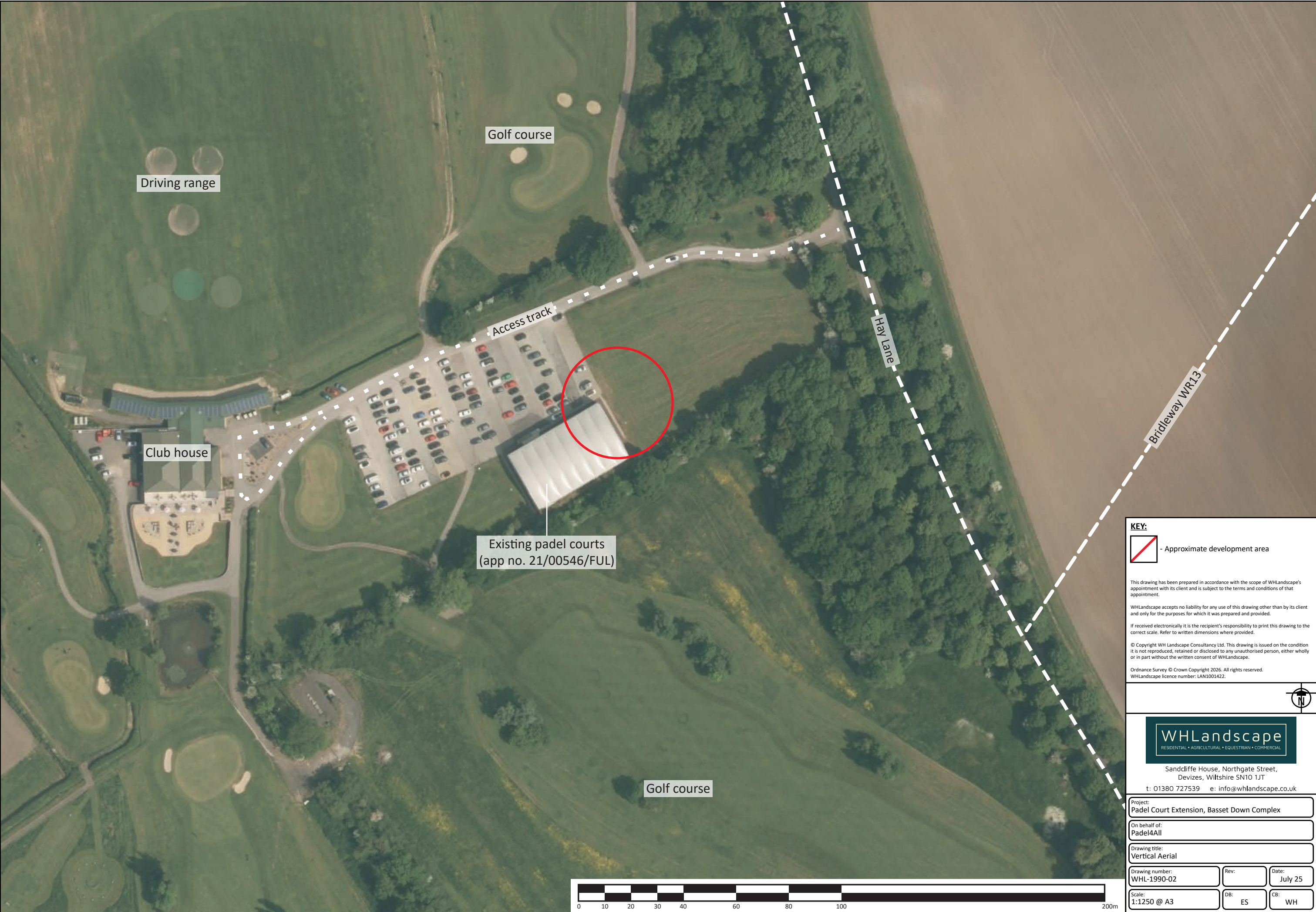
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Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project: Padel Court Extension, Basset Down Complex		
On behalf of: Padel4All		
Drawing title: Location and Viewpoint Plan		
Drawing number: WHL-1990-01	Rev: 	Date: July 25
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:
 - Approximate development area

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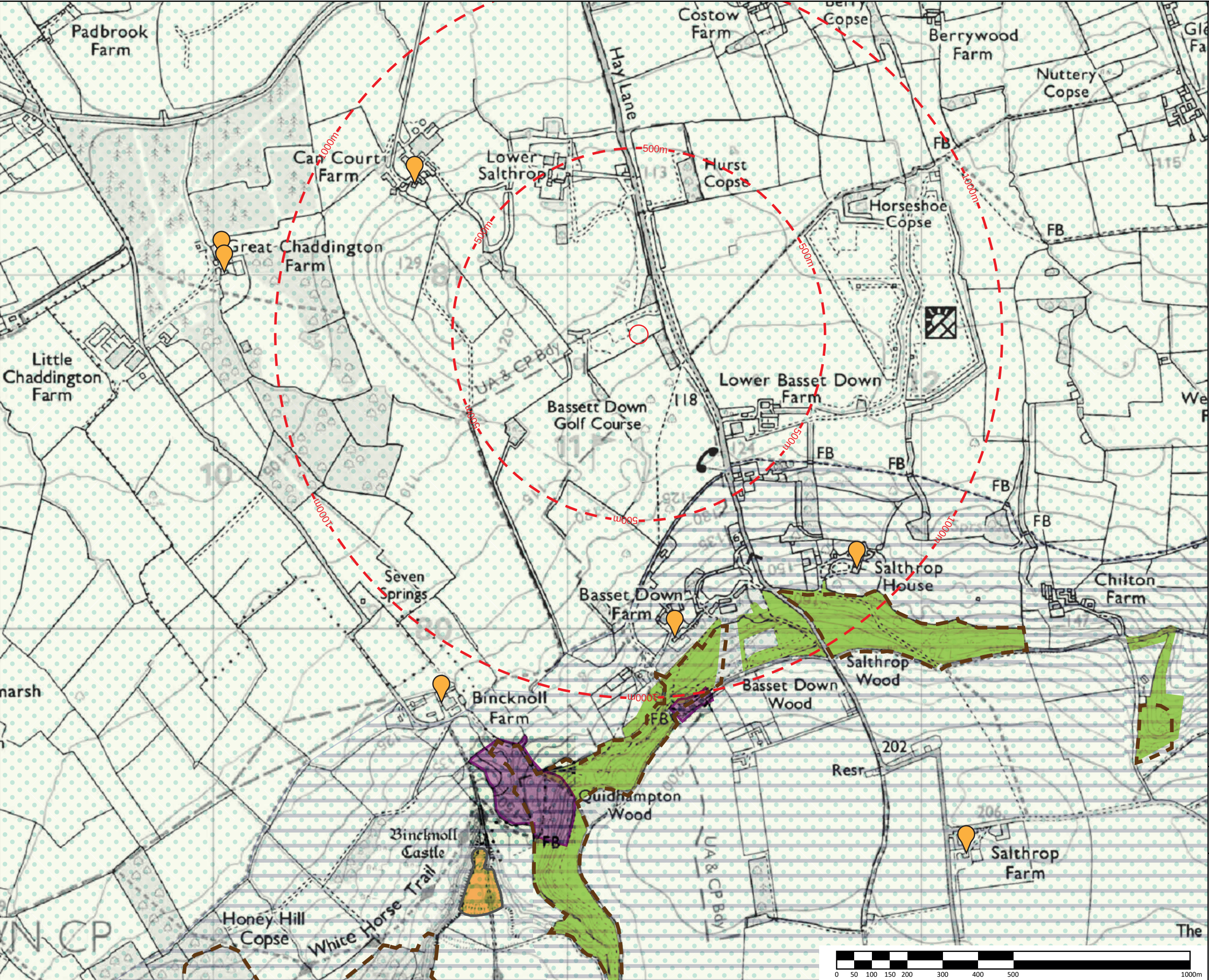

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Padel Court Extension, Basset Down Complex

On behalf of:
Padel4All

Drawing title:
Vertical Aerial

Drawing number: WHL-1990-02	Rev:	Date: July 25
Scale: 1:1250 @ A3	DB: ES	CB: WH



KEY:

- Approximate development area
- Off-set from site boundary

Statutory Landscape Designations

- North Wessex Downs National Landscape

Natural Environment Designations

- Site of Special Scientific Interest (SSSI)
- County Wildlife Site
- Ancient Woodland
- Great Western Community Forest

Heritage Designations

- Scheduled Monument
- Grade II Listed Structure

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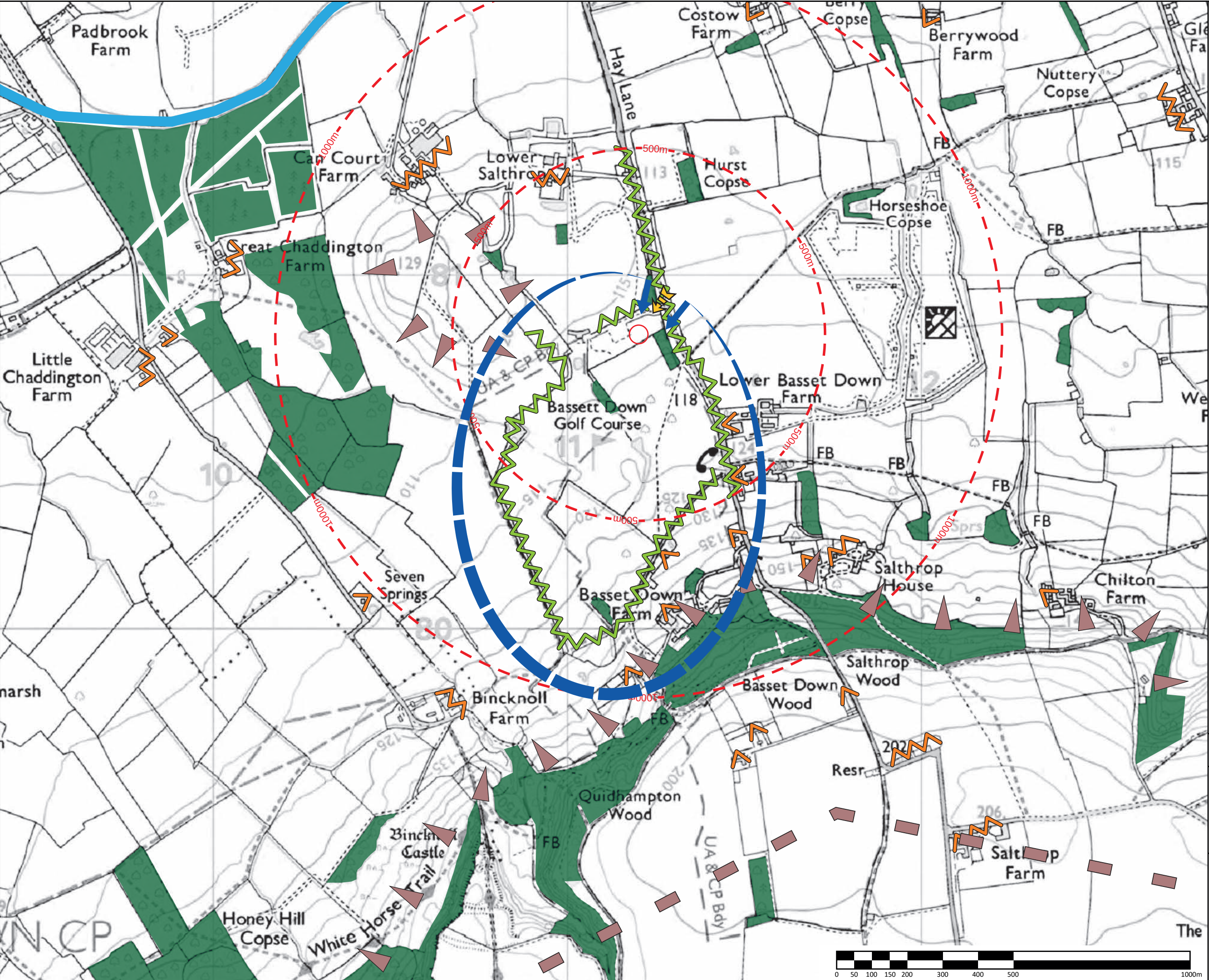
Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Padel Court Extension, Basset Down Complex

On behalf of:
Padel4All

Drawing title:
Designations

Drawing number: WHL-1990-03	Rev: ES	Date: July 25
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:

- Approximate development area
- Off-set from site boundary
- Ridgeline
- Downslope
- Significant vegetation
- Wiltshire and Berkshire Canal
- Trees and hedgerows obscuring/ filtering views
- Notable development
- Partial/filtered view
- Views obscured by landform and vegetation

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Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Padel Court Extension, Basset Down Complex

On behalf of:
Padel4All

Drawing title:
Landscape and Visual Analysis

Drawing number: WHL-1990-04	Rev: 	Date: July 25
Scale: 1:10000 @ A3	DB: ES	CB: WH

Recommended Oak Woodland Species Mix							
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	Clear stem height (m)	%	C/U**
Trees							
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	-	20	C/T
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	-	15	U/T
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	-	15	U/T
<i>Quercus robur</i>	Oak	Light Standard	6-8	2.50/3.00	1.50/1.75	25	U/T
<i>Tilia cordata</i>	Small leaved lime	Whip	-	90-120cm	-	25	C/T
Shrubs							
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	-	15	U
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	-	35	U
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	-	20	U
<i>Euonymus europaeus</i>	Spindle	Transplant	-	60-80cm	-	7.5	U
<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	-	30-40cm	-	7.5	U
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	-	60-80cm	-	7.5	U
<i>Rosa canina</i>	Dog Rose	Transplant	-	60-80cm	-	7.5	U

* Approximately 10% of the total tree mix should comprise larger stock (Light Standard - Standard)
** Canopy/Understory (T – Tree)

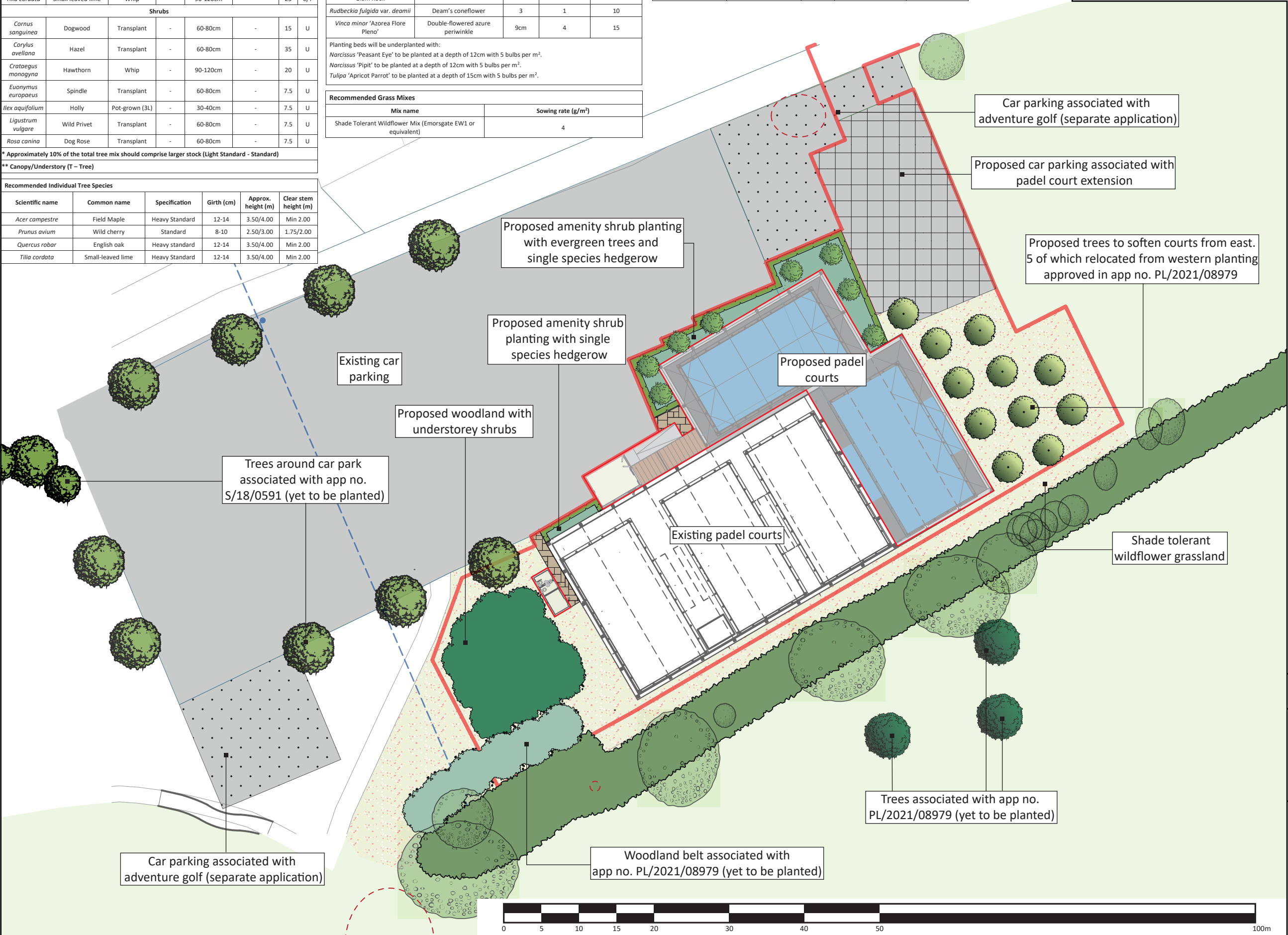
Recommended Individual Tree Species						
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	
<i>Acer campestre</i>	Field Maple	Heavy Standard	12-14	3.50/4.00	Min 2.00	
<i>Prunus avium</i>	Wild cherry	Standard	8-10	2.50/3.00	1.75/2.00	
<i>Quercus robur</i>	English oak	Heavy standard	12-14	3.50/4.00	Min 2.00	
<i>Tilia cordata</i>	Small-leaved lime	Heavy Standard	12-14	3.50/4.00	Min 2.00	

Recommended Oak Woodland Species Mix								Shrub and Perennial Planting for partial shade				
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	Clear stem height (m)	%	C/U**	Scientific name	Common name	Min. Pot Size (L)	Density (m²)	%
Trees												
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	-	20	C/T	<i>Carex Testacea</i> 'Prairie Fire'	Orange New Zealand sedge 'Prairie Fire'	9cm	3	20
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	-	15	U/T	<i>Geranium phaeum</i> 'Album'	Geranium 'Album'	3	4	25
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	-	15	U/T	<i>Hakonechloa macra</i> 'Aureola'	Japanese forest grass 'Aureola'	9cm	2	20
<i>Quercus robur</i>	Oak	Light Standard	6-8	2.50/3.00	1.50/1.75	25	U/T	<i>Hydrangea macrophylla</i> 'Glam Rock'	Hydrangea 'Glam Rock'	9cm	1	10
<i>Tilia cordata</i>	Small leaved lime	Whip	-	90-120cm	-	25	C/T	<i>Rudbeckia fulgida</i> var. <i>deamii</i>	Deam's coneflower	3	1	10
Shrubs												
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	-	15	U	<i>Vinca minor</i> 'Azorea Flore Pleno'	Double-flowered azure periwinkle	9cm	4	15
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	-	35	U	Planting beds will be underplanted with: <i>Narcissus</i> 'Peasant Eye' to be planted at a depth of 12cm with 5 bulbs per m². <i>Narcissus</i> 'Pipit' to be planted at a depth of 12cm with 5 bulbs per m². <i>Tulipa</i> 'Apricot Parrot' to be planted at a depth of 15cm with 5 bulbs per m².				
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	-	20	U					

Recommended Grass Mixes	
Mix name	Sowing rate (g/m²)
Shade Tolerant Wildflower Mix (Emorsgate EW1 or equivalent)	4

Evergreen Feature Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Photinia x fraseri</i> 'Pink Marble'	Christmas berry 'Pink Marble'	Light Standard	6-8	2.50/3.00	1.50/1.75

Recommended Single Species Hedge				
Scientific name	Common name	%	Specification	Approx. height (cm)
<i>Sarcococca confusa</i>	Christmas box	100	Pot grown (2l)	Min. 20



KEY:

- Padel court extension

- Removed vegetation

Existing vegetation

- Tree

- Tree approved under S/18/0591

- Tree approved under PL/2021/08979

- Woodland approved under PL/2021/08979

- Hedge

- Grassland

Proposed vegetation

- Tree

- Evergreen tree

- Single species hedge

- Woodland with shrub understorey

- Amenity shrub planting

- Wildflower grassland tolerant of shade

Other

- Proposed car parking associated with padel courts

- Car parking associated with adventure golf (under separate application)

This drawing has been prepared in accordance with the scope of WHLandscape's appointment with its client and is subject to the terms and conditions of that appointment.

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Base plan provided by Padel4all.
Drawing Title: Proposed Site Plan. Drawing No: P/2401/07 Rev F.

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Padel Court Extension, Basset Down Complex

On behalf of:
Padel4All

Drawing title:
Landscape Scheme

Drawing number:
WHL-1990-05

Rev:
ES

Date:
Jan 26

Scale:
1:500 @ A3

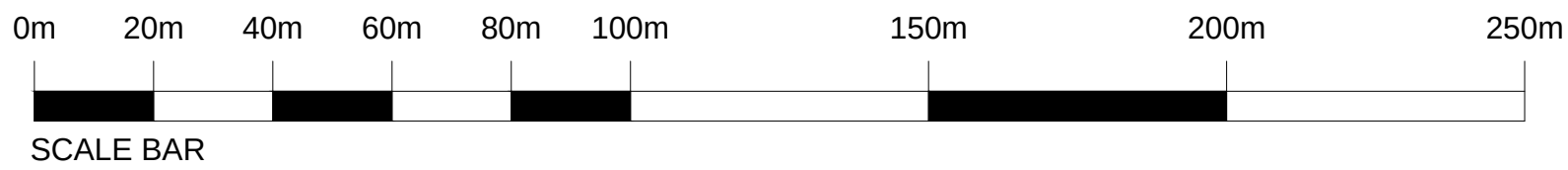
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WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

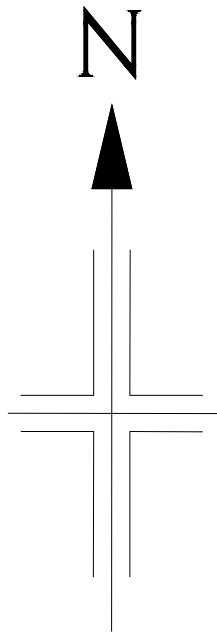


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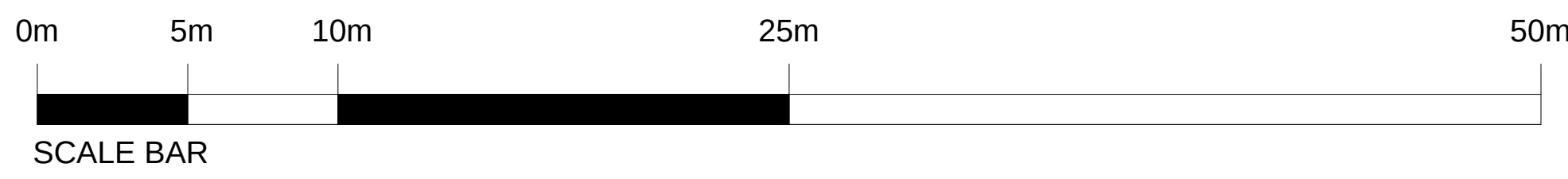


Schedule of revisions:			
Rev:	Author:	Date:	Details:
A:	IC	26.11.2025	Red line amended
B:	IC	03.12.2025	Red line amended
C:	IC	11.12.2025	Red line amended

Notes:



Engineered by:	
Project: Basset Down Golf Centre	
Client: Padel4All	
Drawing Title: Padel Centre Extension	
Subtitle: Location Plan	
Status: Consultation	
Drawn: I C	Checked:
Date: 4th September 2025	
Project: P2401	
Scale:	I:1250 @ A1
Drawing Number: P/2401/02	Revision: C



Schedule of revisions:			
Rev:	Author:	Date:	Details:
A:	IC	29.09.2025	Existing and proposed parking amended
B:	IC	14.10.2025	Trees added
C:	IC	19.11.2025	Reception, store and toilet block shown
D:	IC	03.12.2025	Redline shown, landscaping amended
E:	IC	11.12.2025	Redline shown, landscaping amended
F:	IC	19.01.2026	Invertebrate box and hibernaculum added

Notes:

Engineered by:

Project:
Basset Down Golf Centre

Client:
Padel4All

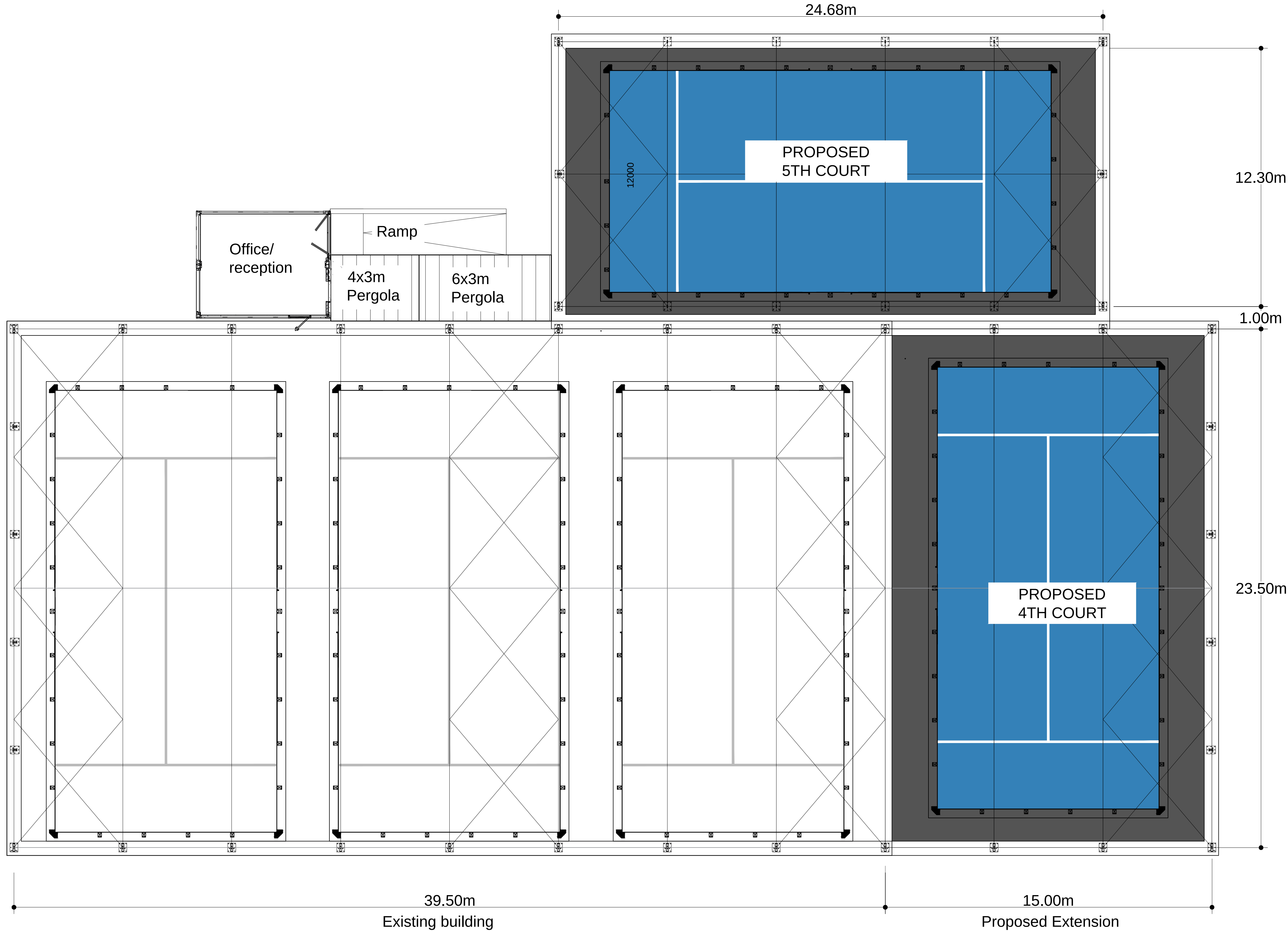
Drawing Title:
Padel Centre Extension

Subtitle:
Proposed Site Plan

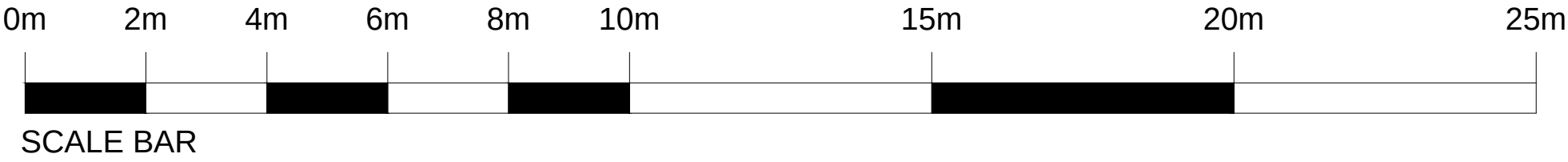
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Consultation

Drawn:	I C	Checked:	
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Scale:	1:200 @ A1		

Drawing Number: P/2401/07	Revision: F
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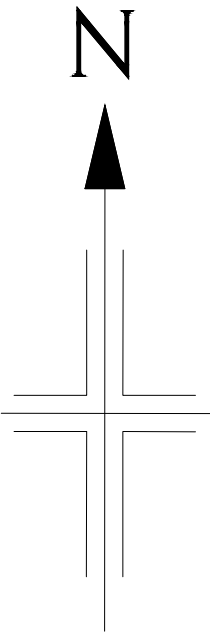


FLOOR PLAN

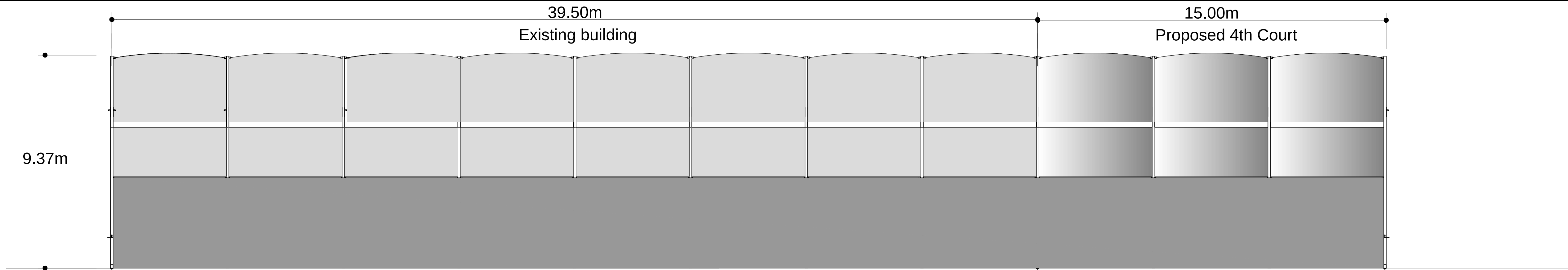


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A	IC	19.01.2025	notes amended

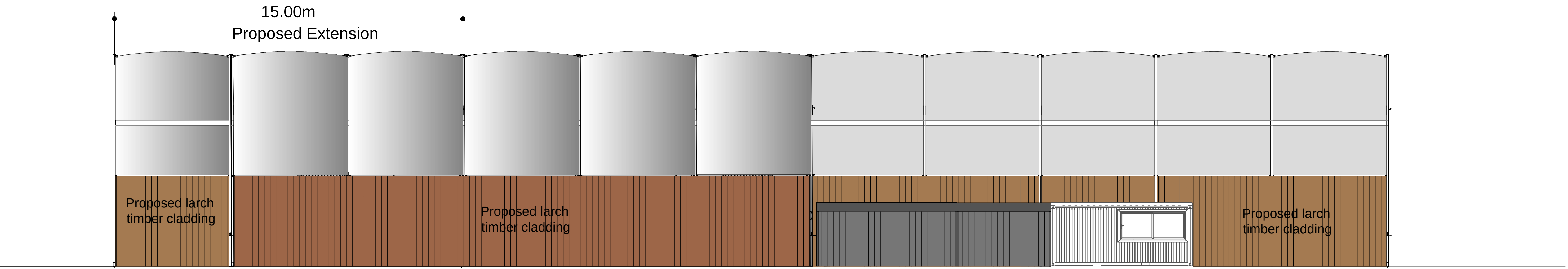
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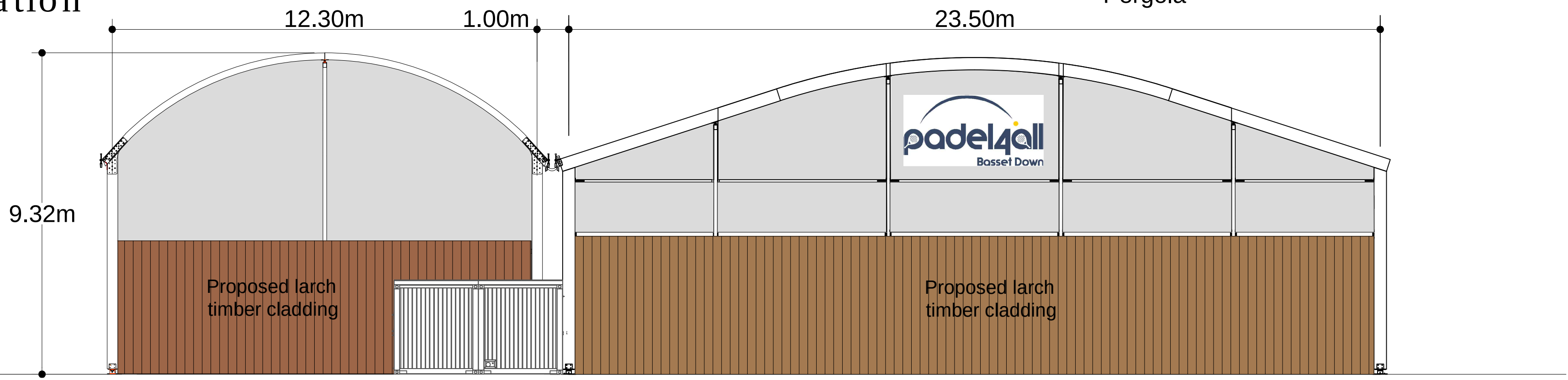
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Project: Basset Down Golf Centre	
Client: Padel4All	
Drawing Title: Padel Centre Extension	
Subtitle: PROPOSED NEW FLOOR PLAN	
Status: Consultation	
Drawn: I C	Checked:
Date: 4th September 2025	
Project: P2401	
Scale:	I:100 @ A1
Drawing Number: P/2401/05	Revision: A



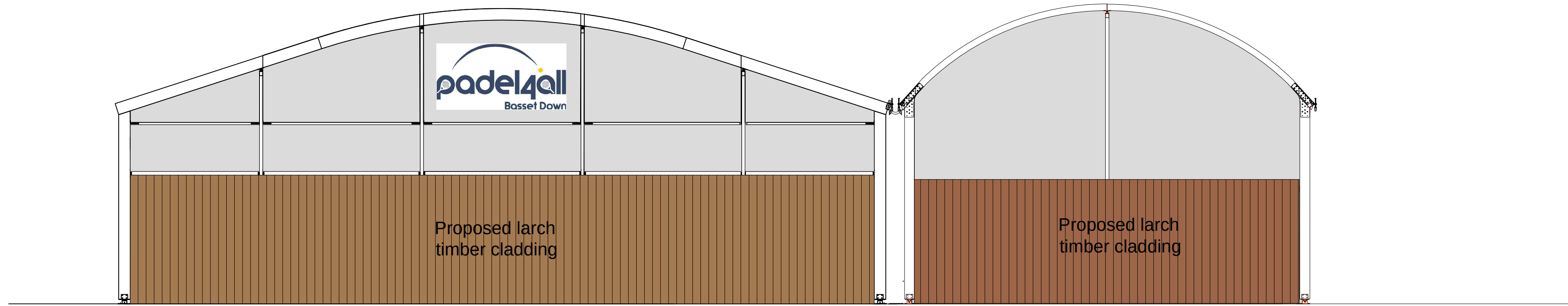
South Elevation



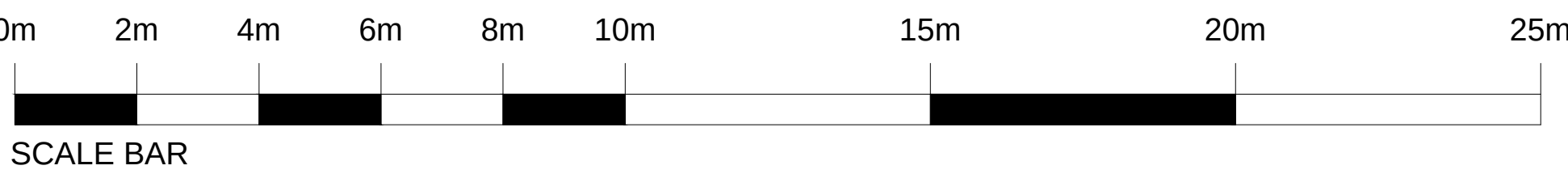
North Elevation



West Elevation



East Elevation



Schedule of revisions:			
Rev:	Author:	Date:	Details:
A	IC	20.01.2026	Notes amended

Notes:



Engineered by:
Project:
Basset Down Golf Centre

Client:
Padel4All
Drawing Title:
Padel Centre Extension

Subtitle:
PROPOSED NEW ELEVATIONS

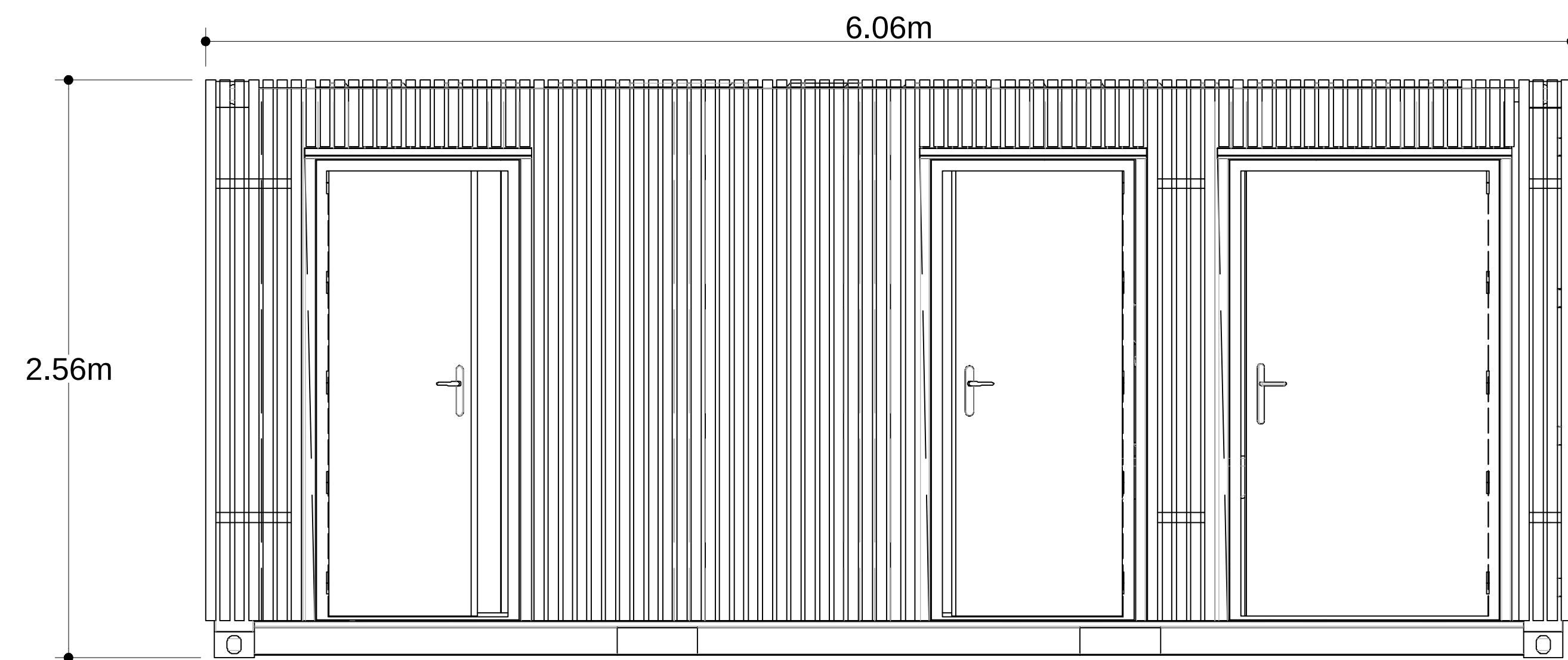
Status:
Consultation

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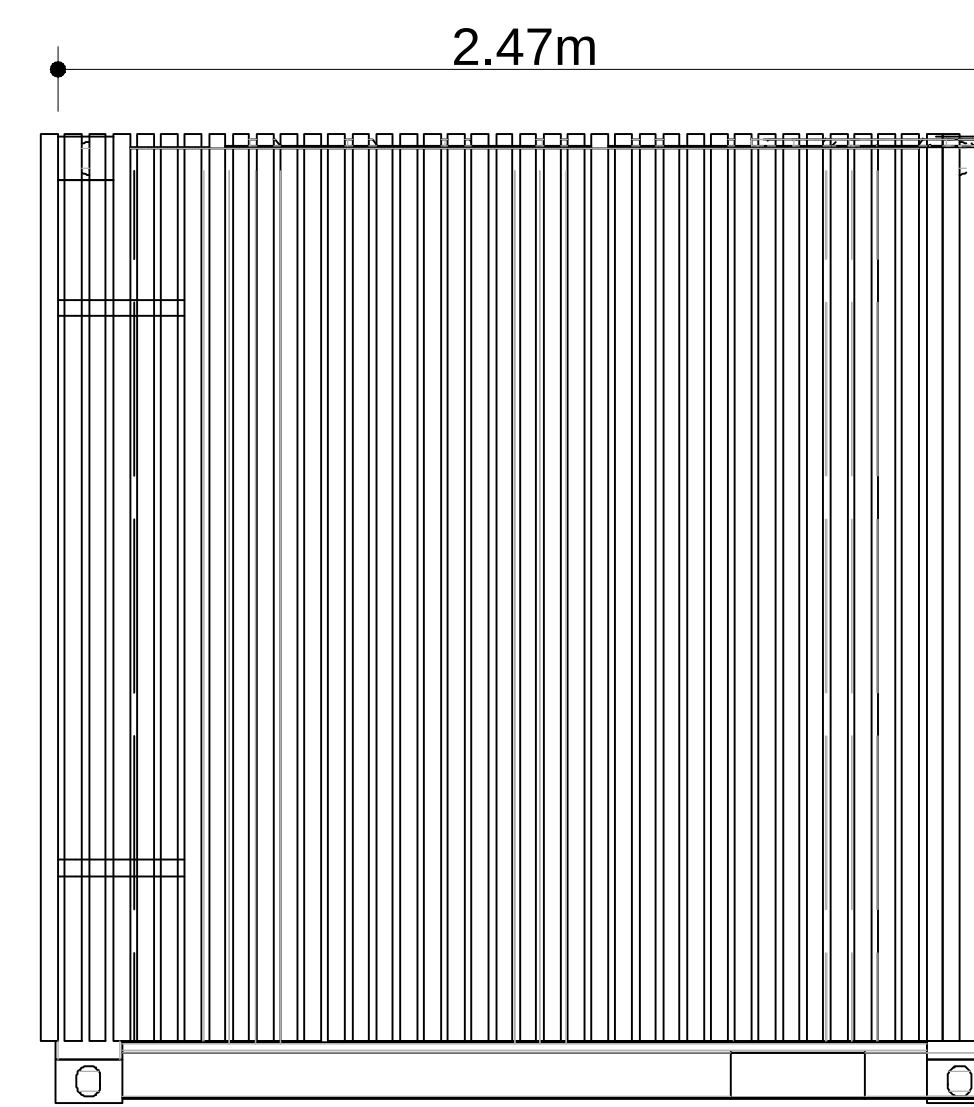
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Drawing Number:
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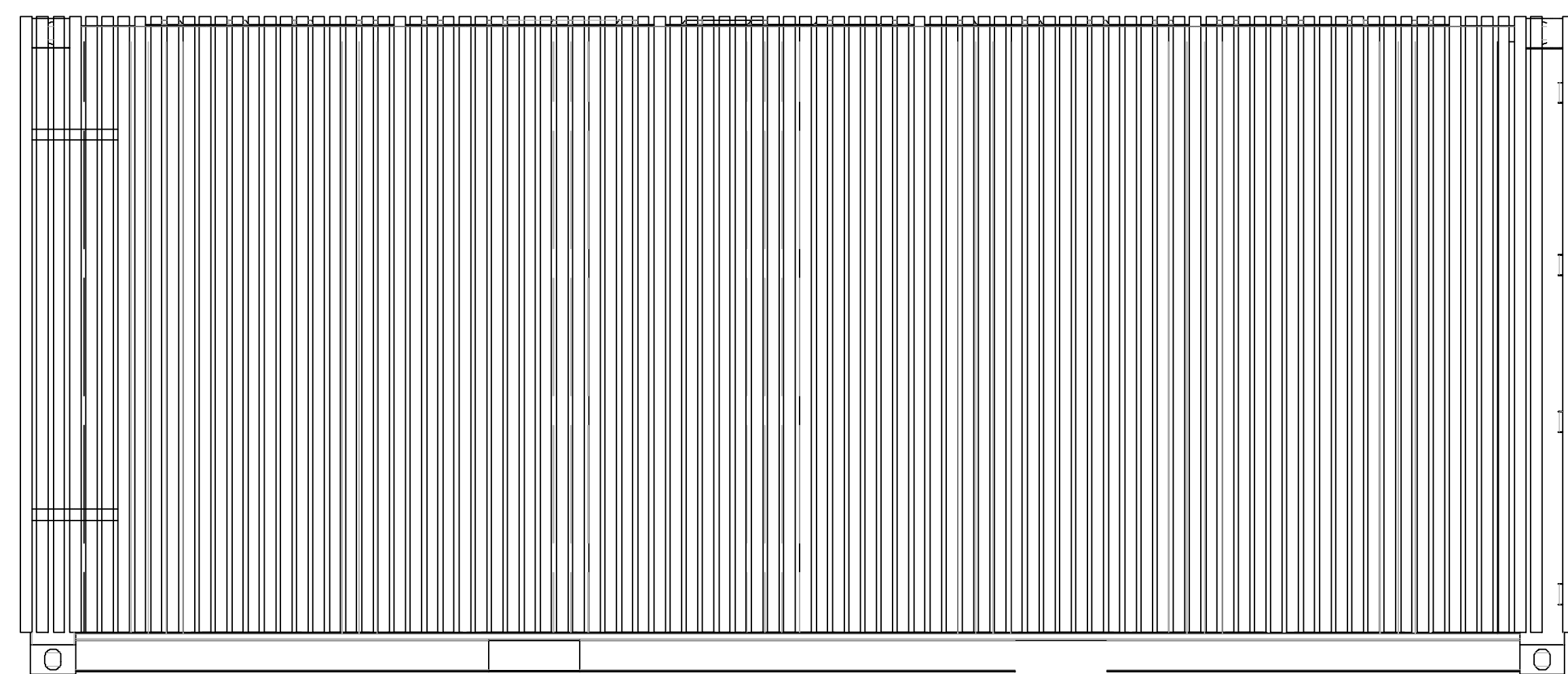
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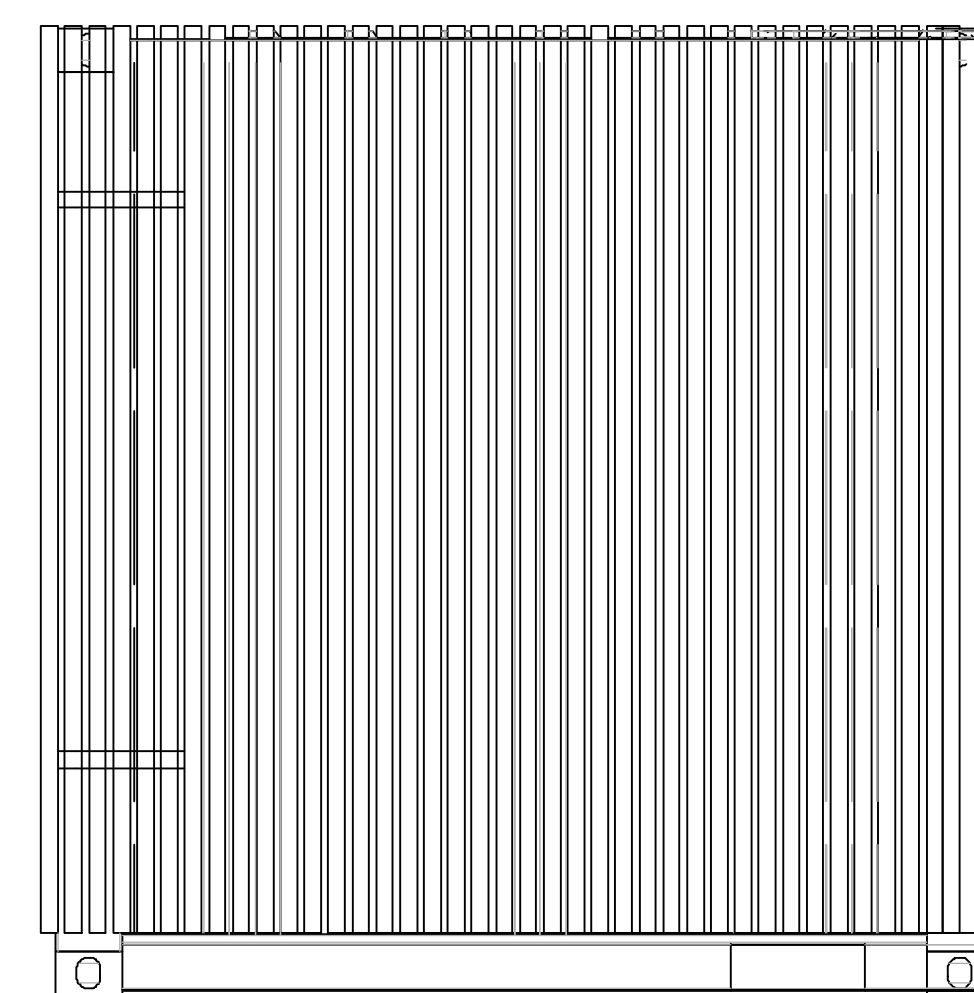
East Elevation



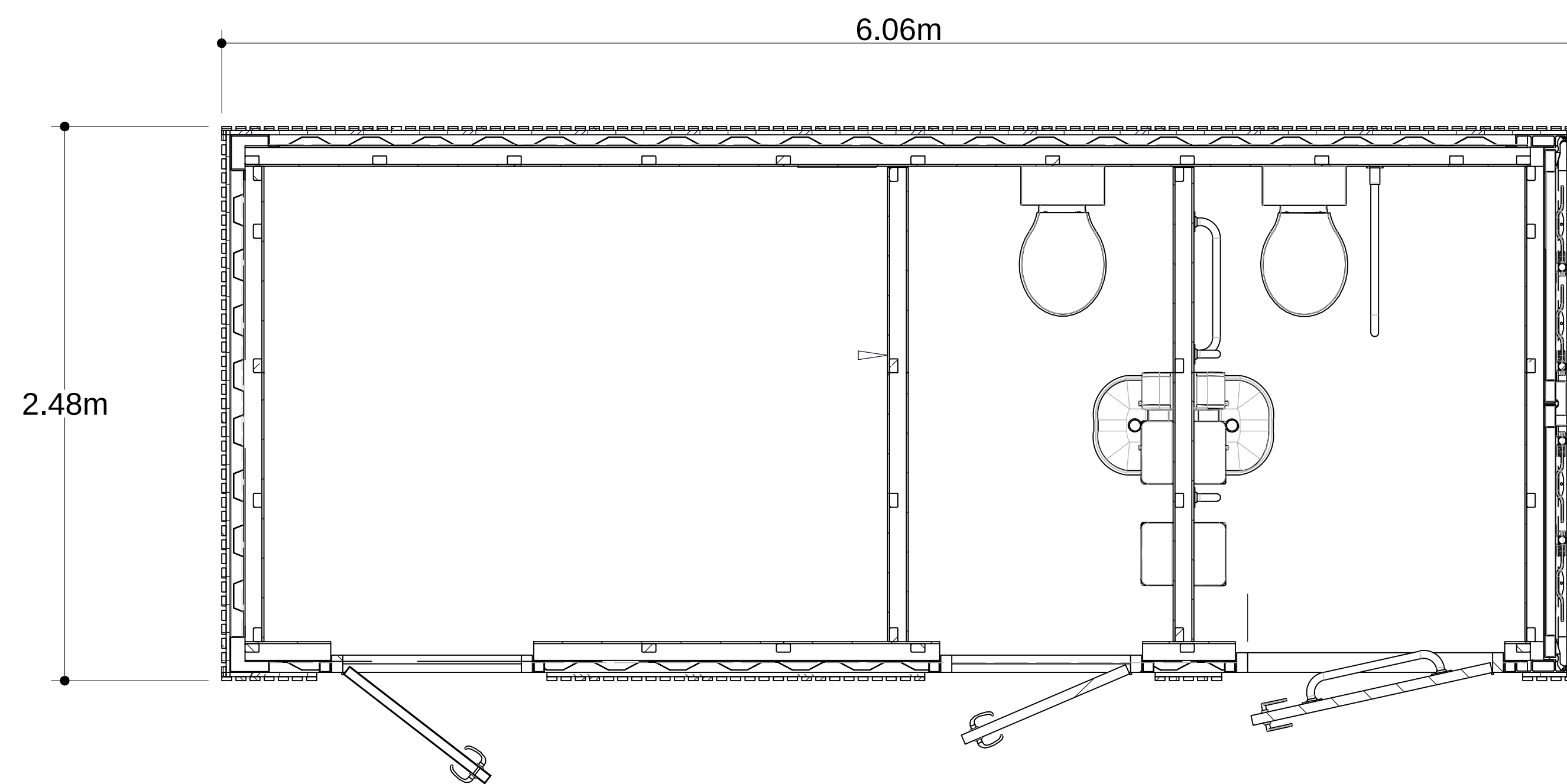
North



West Elevation



South



Floor Plan

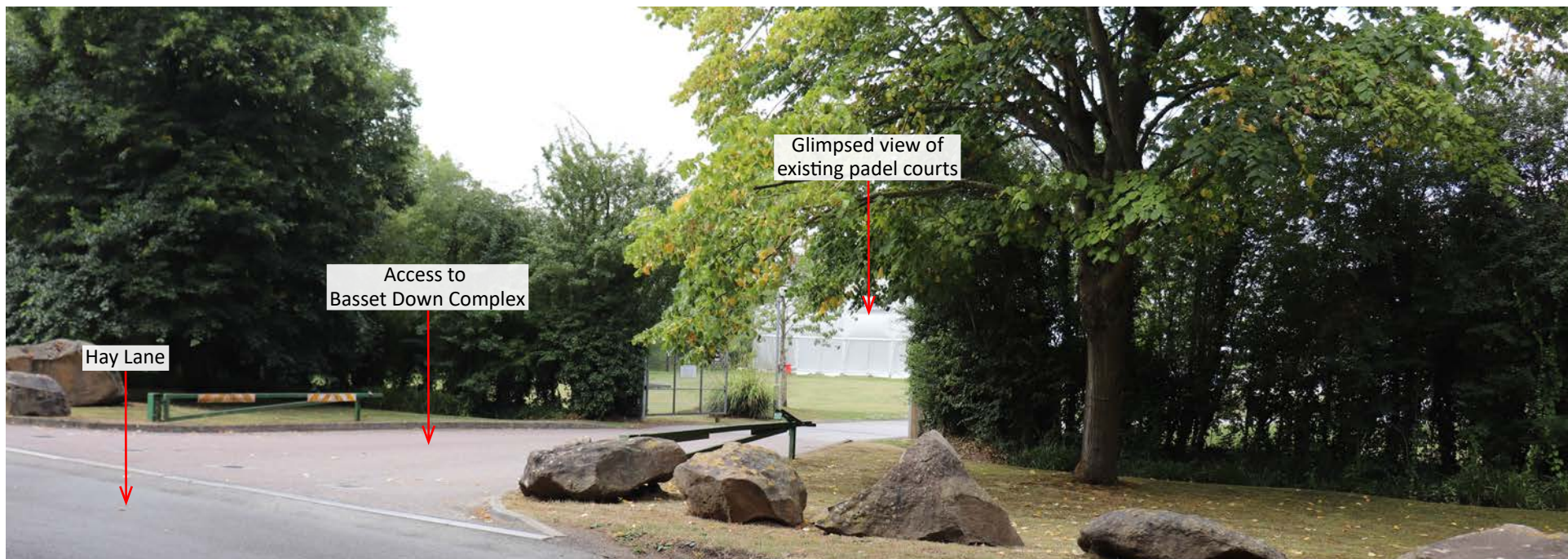


Schedule of revisions:			
Rev:	Author:	Date:	Details:

Notes:

Engineered by:	
Project: Basset Down Golf Centre	
Client: Padel4All	
Drawing Title: Padel Centre Extension	
Subtitle: Proposed Toilet Block Plan and Elevations as Proposed	
Status: Consultation	
Drawn: I C	Checked:
Date: 19th January 2026	
Project: P2401	
Scale: 1:50 @ A3	
Drawing Number: P/2401/09	Revision:

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



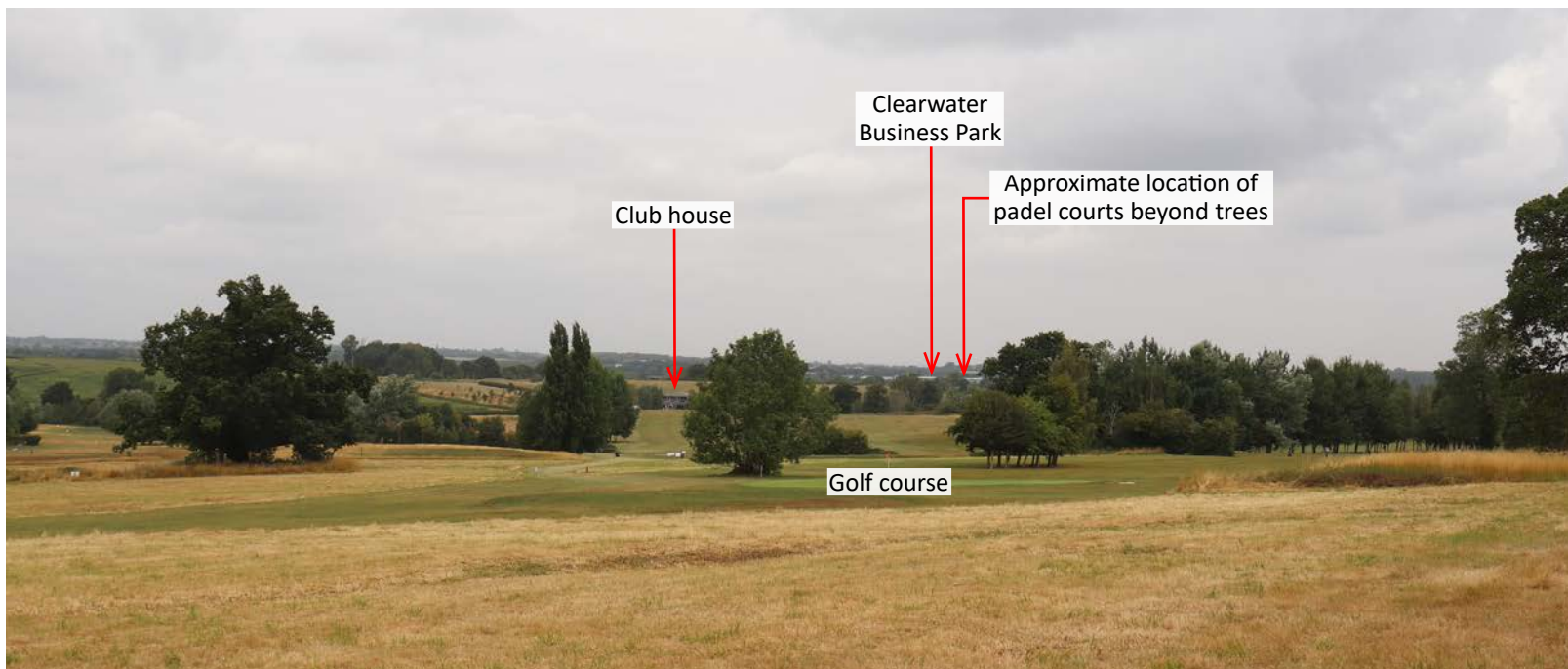
VP: 1	Viewpoint direction: South-west	Approximate distance from site: 110m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 110-115m AOD



VP: 2	Viewpoint direction: North-west	Approximate distance from site: 135m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 115-120m AOD



VP: 3	Viewpoint direction: North-west	Approximate distance from site: 440m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 120-125m AOD



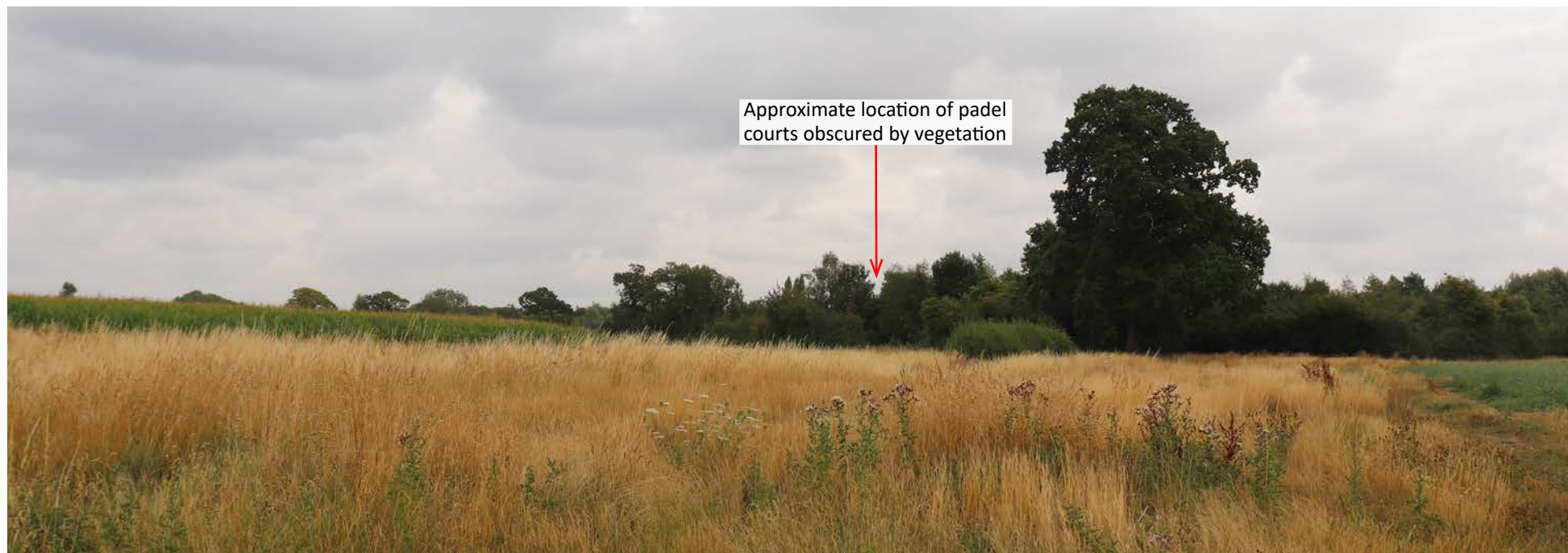
VP: 4	Viewpoint direction: North	Approximate distance from site: 770m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 130-135m AOD



VP: 5	Viewpoint direction: North-east	Approximate distance from site: 1035m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 125-130m AOD



VP: 6	Viewpoint direction: North	Approximate distance from site: 905m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 150-155m AOD



VP: 7	Viewpoint direction: North-east	Approximate distance from site: 500m
Taken by: ES	Photograph date: July 2025	OS map elevation: Between 105-110m AOD