



LAND & PROPERTY PLANNING
CHARTERED PLANNING CONSULTANTS

PLANNING STATEMENT

LP Planning, 31 Market Place,
Chippenham, SN15 3HZ

Extension to padel court facilities
and associated parking provision.

Basset Down Golf Complex, Hay
Lane, Swindon, Wiltshire, SN4
9QW

Applicants: Padel4All Ltd

January 2026

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1. Introduction

1.1 LP Planning Consultants have been instructed by Padel4All (the Applicants) to prepare and submit this Planning Statement in support of a full planning application) seeking the extension of existing padel court facilities and car parking at Basset Down Golf Complex, Hay Lane, Swindon, Wiltshire, SN4 9QW.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015] nor does it lie within a conservation area, national landscape or world heritage site, nevertheless this statement sets out in full the planning issues in support of the application.

2. Description of Site and Context

2.1 The site is located to the south-west of Swindon and to the east of Royal Wootton Bassett.

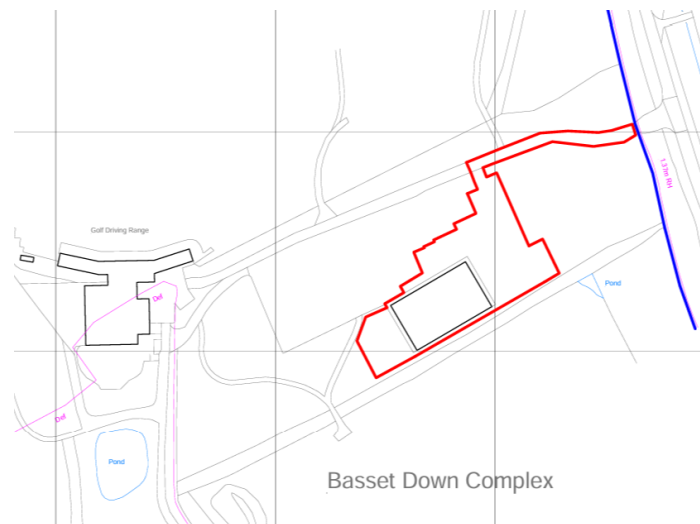


Figure 1: Location Plan

2.2 The site relates to an existing leisure facility, primarily a golf club with three existing indoor padel courts (photographed below). There are various structures across the site, including a club house and driving range.



Figure 2: Existing Padel Courts



Figure 3: Car park in front of padel courts

2.3 The site surroundings are rural, with various nearby farms and houses. Swindon, Wroughton and Royal Wootton Bassett are all a short drive away.

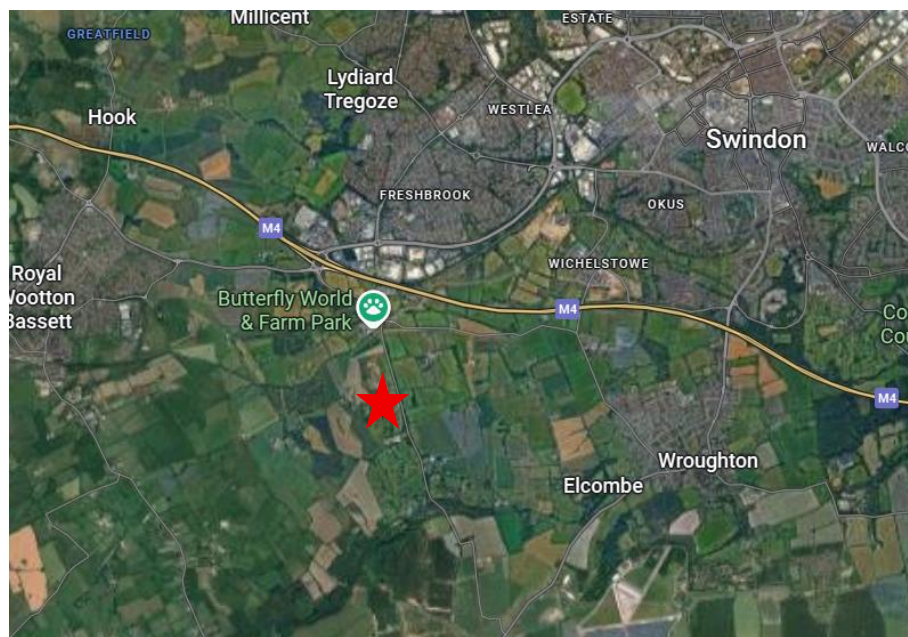


Figure 4: Aerial view with site location marked approximately in red

3. Planning History

3.1 The table below summarises the planning history for the wider site, as available on Wiltshire Council and Swindon Borough Council's websites are shown below. The applications relating to the existing padel courts is highlighted in bold.

3.2 Although the proposed red line area is wholly within the boundaries of Wiltshire Council's administrative area, two historical applications have included land that is within Swindon Borough Council's area. The map extract below shows where the Wiltshire/Swindon boundary is:

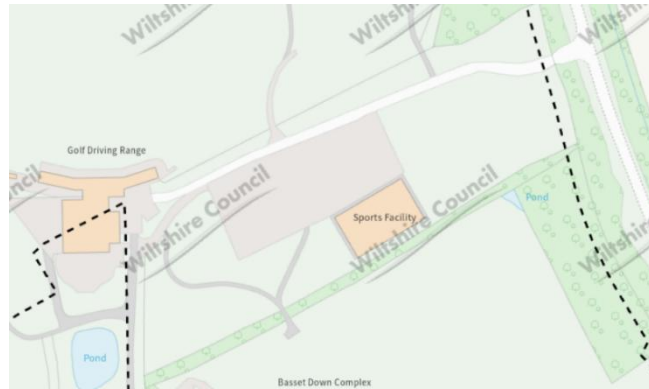


Figure 5: Extract from Wiltshire Council Map showing boundary with Swindon BC in dashed black line

Application No.	Description	Decision
PL/2022/05167	Variation of conditions 4 (flood light hours) of 19/02112/VAR	Approved
PL/2021/08979	Discharge of conditions 7 & 10 of planning application 21/00546/FUL (landscaping and lighting details)	Approved
21/00546/FUL	Construction of 3 Padel Tennis Courts with Canopy. Extension of Car Parking Area to Provide Additional 12 Spaces and Landscaping	Approved
19/02112/VAR	Variation of conditions 1 and 3 of N/11/02790/S73A to allow alterations to the proposed lighting	Approved
S/8/0591 (Swindon Borough Council)	Erection of two storey/single storey extension to club house, single storey extension to driving range and extension to car park	Approved
N/11/02790/S73A	Variation of Condition 6 of N/10/02321/S73A, Relating to Light Measurement	Approved
N/10/02321/S73A	Illumination of ball landing area	Approved
N/08/02424/S73A	Illumination of ball landing area	Approved
N/05/02327/S73A	Illumination of ball landing area	Refused
S/04/0300 (Swindon Borough Council)	Change of use from agricultural to part of pay and play 9-hole golf course. Alterations to existing access	Approved
04/03251/FUL	Proposed 20 bay driving range and associated alterations to parking area approved in 3.02126.FUL	Approved
03/02126/FUL	Change of use from agricultural to 9 hole golf course together with driving range and office buildings and parking area	Approved

4. Description of Development

4.1 The description of development is as follows:

“Extension to create additional Padel Court facilities, including office/reception, new toilet and storage building, parking, landscaping, and associated works”.

4.2 An extension to the existing building, measuring 15m by 23.5m will be constructed on the north-eastern elevation of the existing padel court structure, which will become part of the existing facilities, housing a total of 4 courts (1 additional).

4.3 A separate additional standalone enclosed court is also proposed in front of the existing building, measuring 12m x 24.68m.

4.4 A reception/office entrance area is also to be created at the front of the building with a pergola providing a covered entrance space, with a separate small toilet and storage block to the side of the existing building.

4.5 The existing padel centre is 928sq.m and the proposed floorspaces are as follows:

Extension to existing padel court building to provide court no. 4	352.5sq.m.
New building for court no. 5	296sq.m.
Office/reception area	30sq.m.
Toilet /storage block	15sq.m.
Pergolas attached to front of building (to provide social space and connect reception to the main building)	30sq.m.

4.6 The total proposed GIA is 723.5 sq.m.

4.7 The extension to accommodate the two new padel courts will result in the loss of 12 car parking spaces but 20 parking spaces will be provided for the padel courts (as illustrated on the layout plan plan).

4.8 Landscaping details are also included as part of the application and are detailed on the Landscaping Plan appended to the LVS (Plan Reference: WHL-1990-05).



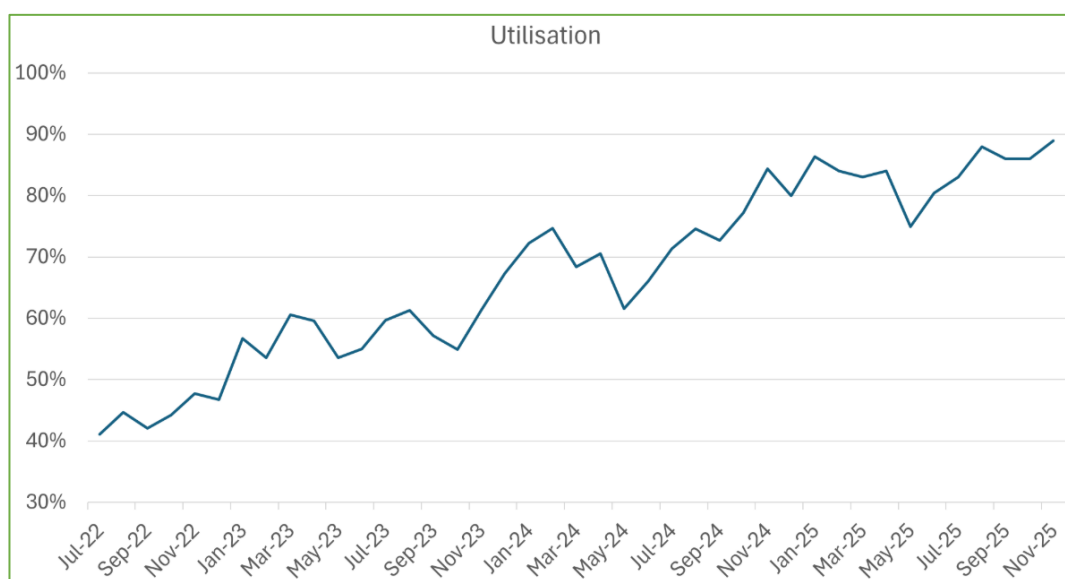
Figure 6: Proposed layout plan

5. Background Purpose of the Application

5.1 The Applicants (Padel4All) are a fast-growing network of padel centres which are built to connect communities, encourage participation in an active lifestyle and offer a positive playing experience.

5.2 Padel is a racket sport that is played on a court (1 third the size of a tennis court) where the ball can be played off the walls that contain the court. It is widely considered to be more accessible than tennis as fitness levels do not necessarily need to be as high as tennis. It is therefore attractive to more members of the public and has significant health and wellbeing benefits that should be taken into consideration when assessing the merits of the planning application.

5.3 The graphs below illustrate the latest data (November, 2025) for membership of the Padel Courts, along with the associated court utilisation. It is clear that both graphs show an increase in popularity of the Padel Courts. Membership to the club has increased from just over 175 people in December 2022 to 325 in September 2025. As a result of the high, and growing demand for Padel Courts, Padel4All are investing further into the existing facility and expanding the offer at Basset Down.



6 Planning Policies

6.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 19: Spatial Strategy for Royal Wootton Bassett and Cricklade Community Area

Core Policy 39: Tourist Development

Core Policy 50: Biodiversity & Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design & Place Shaping

Core Policies 60- 64: Transport & traffic

6.3 The Development Plan also comprises saved policies of the former North Wiltshire Local Plan (2011) which have been ‘saved’. The site falls within the Lydiard Tregoze Neighbourhood Plan Area but there is currently no Neighbourhood Plan in force.

6.4 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development and encourages planning decisions that will enable and support healthy lives.

6.5 Wiltshire Council’s new local plan is currently submitted for examination and in accordance with paragraph 49a) of the NPPF, the more advanced a plan’s preparation, the greater the weight that may be given to its relevant policies.

6.6 The relevance of the above policies are set out in the detailed planning assessment below.

7 Planning Assessment

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of expanding the existing padel court facilities;
- Impact upon the character of the area and landscape;
- Residential amenity;
- Ecology and Biodiversity Net Gain;
- Flood risk and drainage; and
- Highways (access and parking).

Principle of Expanding the Padel Court Facilities

- 7.2 Paragraph 96 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst others, enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, for example through the provision of, amongst others, sports facilities.
- 7.3 Paragraph 98 of the NPPF then goes on to specifically support the provision of social, recreational and cultural facilities in response to community needs, and states that planning decisions should respond positively to the provision and use of shared spaces and community facilities such as meeting places and sports venues. The NPPF also states, at paragraph 103 that it is important to support and encourage new sporting and recreational facilities in recognition of its importance for the health and well-being of our local communities.
- 7.4 The WCS includes a settlement strategy (Core Policy 1) that directs most development towards the most sustainable locations, namely larger towns rather than countryside locations. Although this application site is outside of a designated settlement boundary and so technically within the open countryside in planning policy terms, it relates to an existing recreational facility where there are several existing buildings with associated parking and recreational paraphernalia, meaning the appearance of the site is not akin to open countryside. The supporting text to Core Policy 19 specifically sets out the aspiration of improving recreational facilities within the Royal Wootton Bassett and Cricklade Community Area.
- 7.5 The above point was recognised by Officers of the planning application 21/00546/FUL which granted consent for the 3 existing padel courts. The Officer's Report states that not only is there some policy support found at Core Policy 39 (which relates to the provision of tourist attractions which could include leisure and recreational facilities) but in addition,

“the site is not a wholly remote undeveloped open countryside location. It is already subject of several consents for recreational development based around golfing but including built structures such as the club house and driving range. There is therefore some synergy between the existing and proposed use of the site and scope for combined trips for multiple person/family members and groups to make use of the facilities that exist and are proposed. The site is also located reasonably close to Swindon and not entirely isolated from all existing development and settlements and as noted this is a form of development that would be difficult to readily accommodate within existing settlements given the land take required and other competing land uses seeking sites within such locations in particular residential development.

This contrasts with a wholly new development proposal on wholly undeveloped agricultural land in a remote open countryside location poorly related to existing settlements that generate wholly new vehicular movement.

Site specific impact considerations are addressed below but the development proposed is not considered to be so fundamentally at odds with the development strategy of the plan given material circumstances and considerations that consent ought to be refused on this basis”.

3.3 The Officer concluded:

“The proposals are acceptable in principle and subject to use of conditions do not result in any harm to interests of acknowledged importance that is incapable of adequate and

*appropriate mitigation. The proposals result in **benefits to health through improved sports and recreational provision and economic benefits through construction and employment at the site.** It is considered that the benefits outweigh any harm arising from the site location being outside of a defined settlement which is in any event considered necessary and appropriate given the use proposed, limited site availability within more appropriate locations and the existing recreational use of the site”.*

7.6 The same assessment and conclusions are considered to apply to this application, which is seeking an expansion of the existing facilities as a specific result of high demand.

7.7 Included at **Appendix 1** is a letter of support from the Lawn Tennis Association which details how they are the National Governing Body for Padel in Great Britain and fully support the principle of creating more Padel courts. They provide clear support for the application and operating model at Basset Down given it is a community focused, open and inclusive set up.

Impact upon the Character of the Area

7.8 Wiltshire Core Strategy planning policies CP51, CP57 and chapter 12 of the NPPF more generally seek to ensure high quality design in new developments whilst also protecting, conserving and where possible, enhancing landscape character. In terms of the site's location and any applicable sensitivities, it is not within a Conservation Area, National Landscape or designated Green Belt.

7.9 The appearance of the development will improve the existing building which is to be extended, replacing the canvas sides with larch timber cladding. The proposed new building will comprise the same materials.

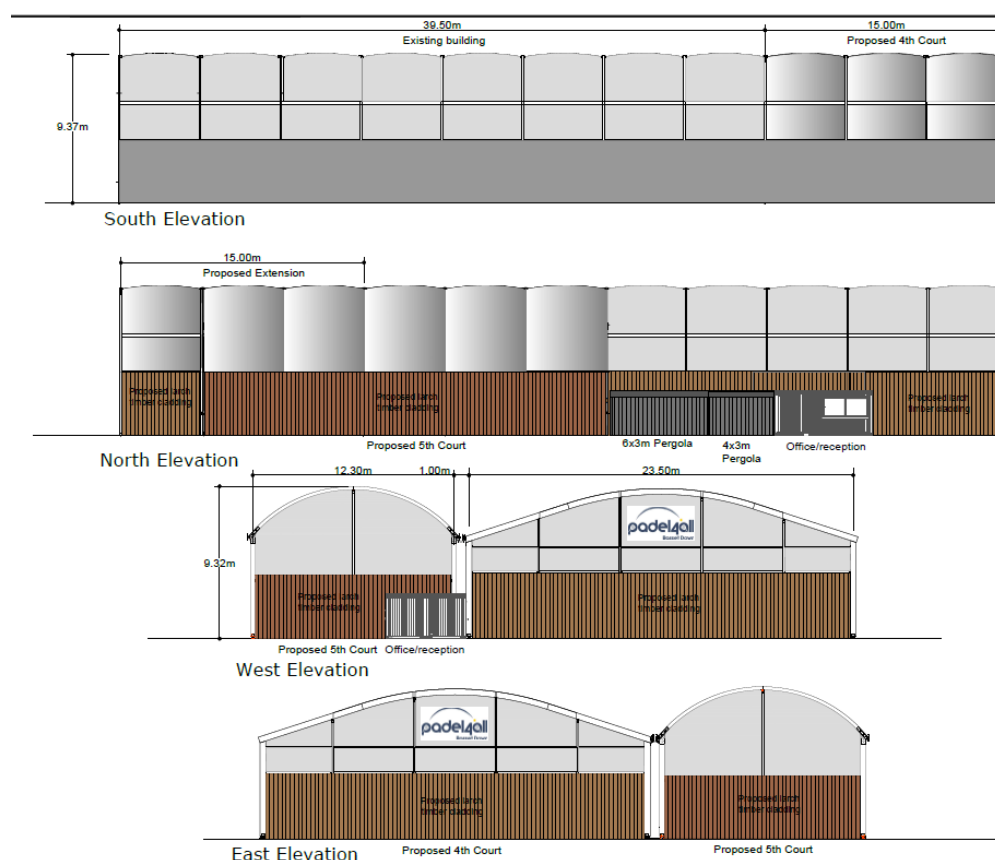


Figure 7: Proposed elevations

- 7.10 WH Landscape were instructed to prepare a Landscape and Visual Statement (LVS) to consider the impact the development would have on landscape and visual issues. Although the site is not within the National Landscape, part of the area within the study area is within the North Wessex Downs National Landscape (which is situated further to the south of the site). The National Landscape's proximity is shaded on the map below, along with the distance to nearest public rights of way (blue lines)

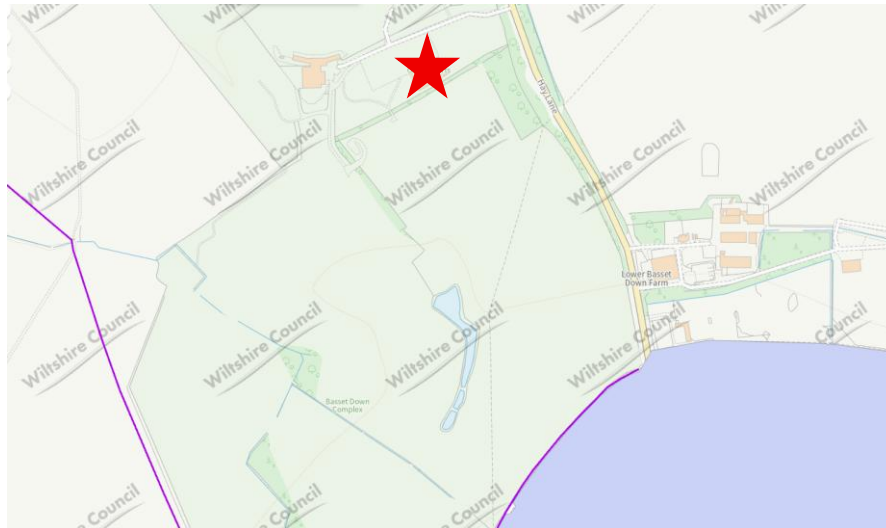


Figure 8: Location of the National Landscape boundary and surrounding PROW network

- 7.11 Paragraph 3.5.1 of the LVS confirms that the existing golf complex is largely bounded by mature native hedgerows with numerous hedgerow trees, with there being several internal hedgerows and tree belts. Paragraph 3.5.2 continues,

“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 and dark canopy of the external court will reflect the materials used within the golf course as well as across the receiving landscape”.

- 7.12 Overall, it is concluded that the site is already 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.
- 7.13 With regard to visual effects of the development, there are no open views of the proposed courts from outside the golf complex. The proposed extension 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, it will be seen in the context with the existing recreational facilities.
- 7.14 A landscaping scheme accompanies the application (also prepared by WH Landscape) which will offset for the loss of two trees but also ensures the extension and additional car parking is integrated into the surrounding landscape.
- 7.15 The approach to the landscaping scheme is focused on 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. 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 5 western trees to the eastern side of the new padel courts.
- 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.

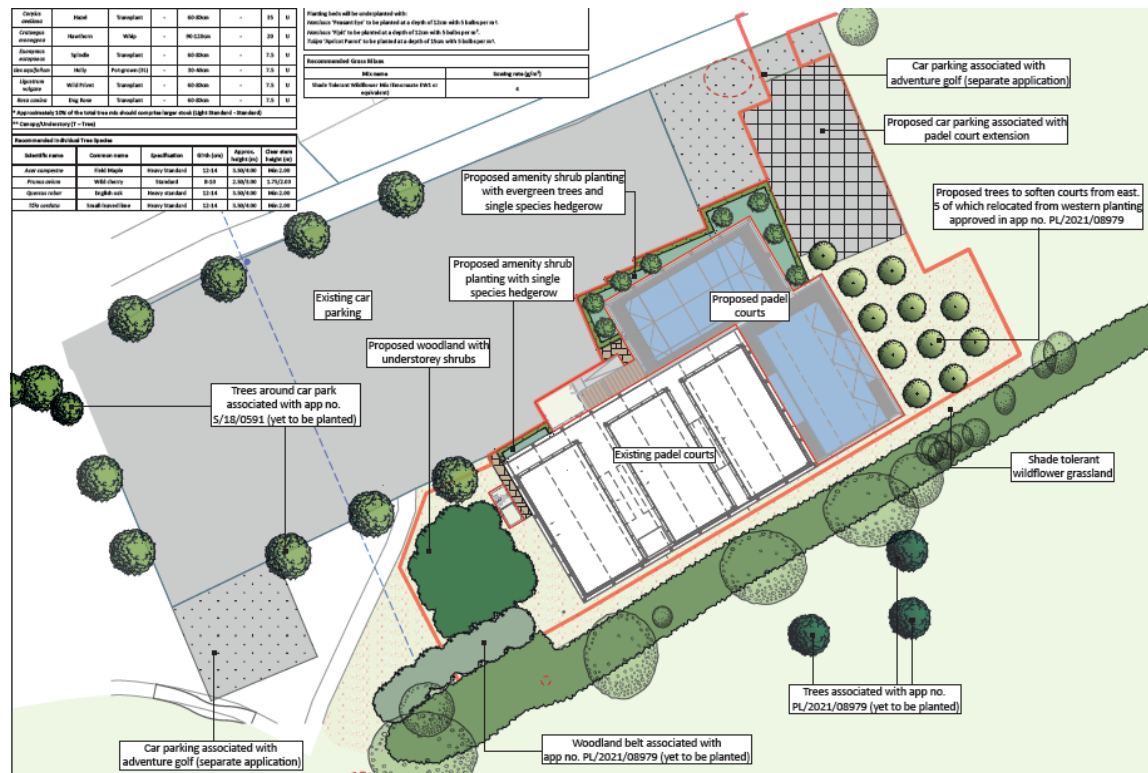


Figure 9: Extract of proposed Landscape Plan prepared by WH Landscape

7.16 Overall, when taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance policies set out in the NPPF, and Policies 51, 52 and 57 of the Wiltshire Core Strategy.

Highways Considerations

7.17 National planning policy dictates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe. Neither of these would occur as a result of the proposed development for one house.

7.18 Locally, Wiltshire Core Policy 61 has regard to ‘Transport and New Development’ and requires new development to be located and designed to reduce the need to travel

particularly by private car, and to encourage the use of sustainable transport alternatives.

- 7.19 In this case, ALP have prepared a supporting Transport Assessment to consider the impact of the development proposals from a highway and transport perspective. It focuses on the operation of the existing site access and parking facilities and whether amendments are required to meet the needs of the proposal (and also the separate current application that proposes an adventure golf facility elsewhere at the site).
- 7.20 The existing site access arrangements have been deemed suitable to accommodate the modest increased traffic expected with the proposed development. A parking survey was conducted (on a busy summer weekend) to show the peak car parking demand. This was a demand for 153 spaces, with the site having 150 spaces. It is therefore operating at maximum occupancy at that moment (during peak times).
- 7.21 The site shares parking with the golf facilities (and the proposed adventure golf facility). In terms of the demand for the padel courts only, each additional court would generate a maximum parking requirement of 4 parking spaces (assuming worst case every court is being used for a doubles match). This approach was accepted in the 2021 application. As such, the proposed development generates a demand for eight additional car parking spaces. The proposed site layout therefore shows a total provision of 20 spaces including 12 spaces for the existing courts and 8 additional for the proposed padel courts.
- 7.22 In summary, the proposal provides the required parking for the additional development, showing the padel (existing golf club, and the new adventure golf, which is subject of a separate application) can meet their own needs from a parking perspective and therefore will not result in an adverse impact either in terms of safety within the site itself or impact the operation of the adjoining highway network.

Ecology & Trees

- 7.23 National policy requires planning decisions to contribute to and enhance the natural and local environment, including through minimising impacts and providing net gains for biodiversity. Core Policy 50 'Biodiversity and Geodiversity' requires developments to seek opportunities to enhance biodiversity whilst also incorporating measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.
- 7.24 The development must also accord with the national requirements for Biodiversity Net Gain, which is currently to achieve a 10% net gain.
- 7.25 Luscinia Ecology's Preliminary Ecological Appraisal has found that the site has an overall low ecological importance, with hardstanding occupying approximately 40% of the site and the existing padel court building which is of negligible importance to both bats and birds. The remainder of the site area comprises two small parcels of modified grasslands which is managed as part of the wider existing golf course.
- 7.26 Two enhancements in the form of an invertebrate box will be installed, as well as a hibernaculum to ensure ecological enhancements are provided in line with the NPPF. It is also recommended that a sensitive lighting strategy is used for both construction and occupation. Full details of a lighting strategy can be secured via a planning condition.

- 7.27 The Biodiversity Statement and Biodiversity Gain Plan details how a **21.46%** net gain in habitat units can be achieved on site through landscaping proposed as part of the development. The net gain is achieved through appropriate landscaping.
- 7.28 With regard to trees, WH Landscape have undertaken a Tree Survey which has informed an Arboricultural Impact Assessment and Tree Constraints Plan. The tree survey found that the trees and hedgerows adjacent to the area proposed to be developed are largely good quality and worthy of retention except for T1 (ash tree) which although is significantly removed from the area proposed to be developed, is in poor physiological condition and of dubious structural condition from the effects of ash dieback. There are no direct conflicts between the footprint of the proposed development but tree protection measures will be implemented throughout the construction period to ensure there is no damage to retained trees or their root protection areas.
- 7.29 Overall, there are no direct negative arboricultural impacts of the proposed schemes as there are no trees or hedgerow to be removed to facilitate the requirements of its development.

Flood Risk & Drainage

- 7.30 Paragraph 167 of the NPPF requires LPA's to ensure that a planning application would not increase flood risk elsewhere. The site is within Flood Zone 1 where there is a low risk of flooding from river and/or sea sources. The site is also at low risk of flooding from surface water. Given the site is not at risk of flooding and the site area does not exceed 1ha, no Flood Risk Assessment is required to be submitted with the application.
- 7.31 The proposed surface water run-off will go to the existing culvert along the southern boundary of the existing padel courts. A new permanent toilet is also proposed, and this will be connected to the sewage treatment plant at the golf club. This proposal is illustrated on the submitted drainage plan (drawing reference: P/2401/08)

Residential Amenity

- 7.32 Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

“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”.

- 7.33 The proposal is an extension of existing facilities and therefore it is considered that the proposal does not result in a significant increase in harm to residential amenity. Moreover, the proposal directly enhances public health and wellbeing and is a benefit to residential amenity in the locality. Officers of the 2021 application agreed with this point.

8 Conclusions

- 8.1 The application seeks permission for the expansion of the existing padel court facilities, providing two new indoor courts. Parking provision is also provided and a landscaping scheme which will ensure biodiversity net gain, that well exceeds the mandatory 10% figure, can be achieved on site.

- 8.2 The principle of expanding the existing padel facilities in the location of other existing recreational facilities is acceptable given it provides facilities directly because of continued increase in demand for Padel and is also reasonably located close to Swindon, Royal Wootton Bassett and Wroughton. The planning history confirms the site location has already been deemed acceptable and suitable for Padel courts.
- 8.3 This Planning, Design and Access Statement has demonstrated how the proposed development complies with all relevant planning policies and in accordance with the NPPF'S presumption in favour of sustainable development, it is requested that full permission is granted without delay.

Appendix 1 – Letter of support from the Lawn Tennis Association

LTA
The National Tennis Centre
100 Priory Lane, Roehampton
London SW15 5JQ
www.lta.org.uk
info@lta.org.uk

Monday 4th November 2024

Ref: Planning application, Padel4All Bassett Down, Swindon.

To whom it may concern,

I am writing this letter in support of the plans to expand the padel facilities at Bassett Down, Swindon.

As the National Governing Body for Padel in Great Britain the LTA fully support the principle of creating more Padel courts. The playing hours created by an increase in courts would allow more people from the local community to enjoy the game of Padel in line with the LTA's Strategy - Tennis Opened Up. Furthermore, the proposed operating model, which is community-focused, open and inclusive, is fundamental to ensuring that the sport reaches everyone.

The LTA supports the proposed plans presented by Padel 4 All and we very much hope that this will be considered when reviewing the planning application.

This letter is an indication of support for the development but does not indicate that the project will receive LTA funding. Should the organisation apply for any LTA capital funding for this project it will be assessed with all other applications received in the same process as set out in the LTA's Funding Guide.

If you require any additional information, please feel free to contact me.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Julie Jones', is written over a light yellow rectangular background.

Julie Jones
LTA Delivery Manager, South & South West