

CASE OFFICER'S REPORT

Application Reference: PL/2025/09289
Site address: Manor Farm, Quidham Street, Bowerchalke, SP5 5BU
Proposal: Proposed Outdoor Padel Court

Date of Inspection 13 Jan 2026
Date site notice posted Publicity Expiry 28/1/26

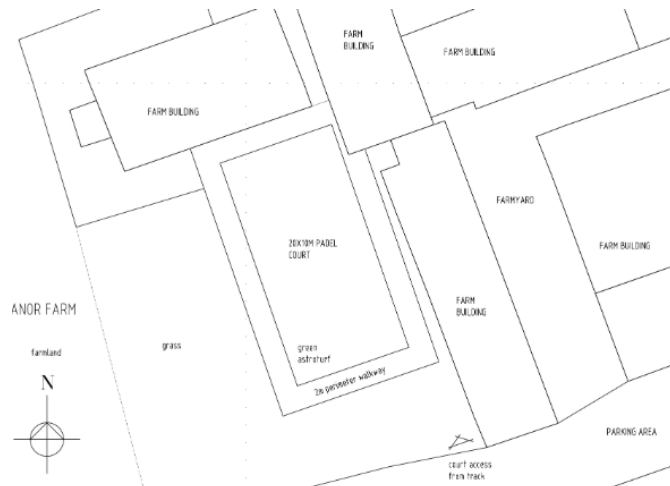
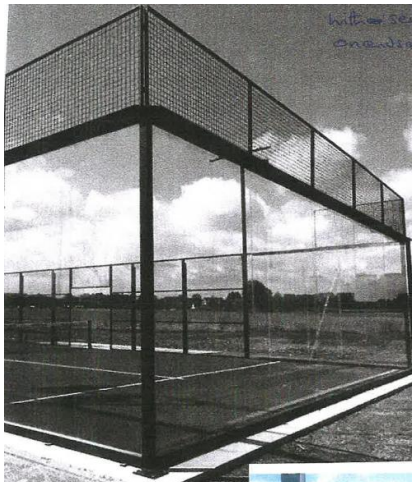
SITE DESCRIPTION AND PROPOSAL

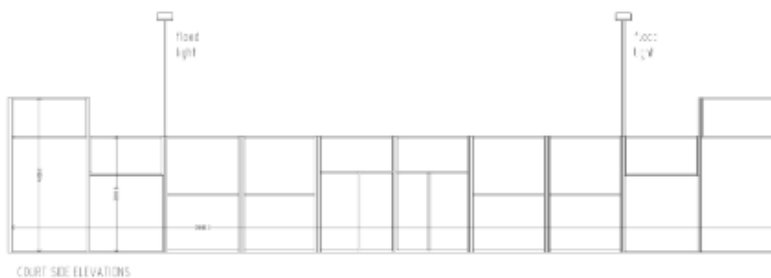
The site lies to the south of the settlement in a farmyard site, within the National Landscape. Quidham Street is an adopted Class C highway. Footpath BOWE9 lies in the fields to the west of the site. The site lies within the River Avon (Ebble) catchment, in Flood Zone 1. Agricultural land classification is 2. Manor Farm House and Windmill Cottage are both Grade II listed buildings near the site.

The applicant is seeking to provide a padel court on the hardstanding to the west of the farmyard, which formerly housed some grain silos, barn and a bonfire /storage area, now removed:



Existing buildings form an L shaped enclosure to the site. The padel court is an enclosed sports court with downward lighting:





A parking area is shown on the site plan for up to 4 cars and more spaces is available in the farmyard if required.

POLICIES:

National Planning Policy Framework (NPPF 2024) and the NPPG

Wiltshire Core Strategy (WCS):

Core Policy 1: Settlement Strategy
 Core Policy 2: Delivery Strategy
 Core Policy 33: Spatial Strategy for Wilton Community Area
 Core Policy 34: Employment
 Core Policy 39: Tourist Development
 Core Policy 48 Supporting Rural Life
 Core Policy 50: Biodiversity and Geodiversity
 Core Policy 51: Landscape
 Core Policy 57: Ensuring high quality design and place shaping
 Core Policy 58: Ensuring the conservation of the historic environment
 Core Policy 69: River Avon Catchment
 Saved Policy C21 Farm Diversification
 (Saved in Annexe D of WCS)

Other:

- The Community Infrastructure Levy Regulations 2010 (as amended)
- The Conservation of Habitats and Species Regulations 2010,
- EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Circular 06/2005
- Wiltshire Local Transport Plan – Car Parking Strategy: Chapter 7: Parking Standards
- National Landscape Management Plan

MAIN PLANNING ISSUES

1. Principle of development
2. Siting, scale, design, materials and impact on the landscape character of the NL and Dark Skies
3. Neighbouring amenities
4. Highway safety
5. Ecology and BNG
6. Planning balance

RELEVANT HISTORY:

20/10079/FUL Siting of mobile home in a yard of Manor Farm **AC**

PL/2022/08802 Use of existing Lodge as ancillary accommodation, agricultural workers accommodation and holiday let **AC**

CONSULTATIONS

National Landscape - no substantial concerns provided lighting is IDSR complaint.

NL Lighting Adviser – no objection – lights to be facing down to the court and not up.

Archaeology – no objection

Ecology – no comment

Public Protection – no objection (site visit undertaken)

REPRESENTATIONS

Third parties – 1 representation of support / no objection:

With the popularity of this new sport, it would be excellent to have this facility in the Chalke Valley. Sport is key to improving people's health and the more choices we have in the Chalke Valley the more uptake there will be. This will also help to alleviate the potential isolation may villagers feel as it is too far to travel to Salisbury to use the nearest Padel Court.

ASSESSMENT

Planning permission is required for the development. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

The NPPF confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay. The presumption in favour of sustainable development does not automatically apply within the NL under para 11.

1. Principle of development

The Settlement Strategy (Core Policy 1) identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The farmyard site forms part of the small village of Bowerchalke. The proposal relates to the provision of a Padel Court in the place of former grain silos, on the hardstanding and gravel left by the bases. The court would be available to local people and also occupiers of the approved tourism let mobile home on the site.

CP34 generally supports development for farm diversification, and in particular by allowing development required to adapt to modern agricultural practices and diversification or for new and existing rural based businesses within or adjacent to Large and Small Villages.

Saved Policy C21 supports farm diversification schemes provided that

(i) access is suitable at all times of the year; - **this criterion is met**

(ii) the proposal will not prejudice the viability of nearby village shops; (iii) the proposal does not result in inappropriate levels of traffic generation; - **this criterion is met – see highway section below**

(iv) any building necessary to implement the new activity is of an appropriate scale to that activity and of a high standard of design; and **this criterion is considered under design section below**

(v) there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests. - **this criterion is considered under design and landscape section below**

CP39 supports tourist development and in particular, outside the *Principal Settlements and Market Towns*, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.

Given that the padel court would be sited on exiting farmyard hardstanding and available for use by occupiers of the approved tourism accommodation on the site, the objectives of CP39 would also seem to be met.



Tourism let

2. Siting, scale, design, materials and impact on the landscape character of the National Landscape and Dark Skies Reserve

CP57 considers the design of new buildings and CP51 considers the impact of development within the landscape. The NPPF places great weight on the conservation and enhancement of the scenic beauty of the National Landscape.

The padel court would be sensitively located within an L formed by existing farmyard barns. The existing hardstanding would provide the base for the court and its walls would be glazed with a steel mesh section at the top of the court and an open top. The base would measure about 10m by 20m.

The site is within the boundary of the existing farm complex and screened from the east (Quidham Street) and the north by the existing buildings. There is a bank of planting to the south and distant hedges to the west as shown below:



The siting, design and materials for the court are considered to have minimal impact on the setting of the historic farm buildings (as observed by the conservation officer, they are not curtilage listed) and also the wider landscape and countryside of the National Landscape.

The NL Partnership has made no objection to the scheme provided any lighting is IDSR compliant as per the specification submitted by the applicant and the lighting is downward facing. No objection is raised under CP58, CP57 and CP51.

3. Neighbouring amenities

Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours. It also states:

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 (such as light intrusion, noise, smoke, fumes, effluent, waste or litter).



There are a number of dwellings some distance away to the south of the site shown in the photo. Windmill Cottage and Cloughs lie to the north, separated by the farm buildings and Manor Farmhouse lies to the east, also separated by the buildings. The Lodge is the tourism let on the site. The public protection officer visited the site and commented:

As a general guideline, a minimum distance of 100 metres is recommended between padel courts and the nearest residential buildings. This helps ensure that noise levels are reduced to acceptable levels by the time they reach residential areas.

In this case, the proposed development is located approximately 48 metres from Manor Farm Lodge and 95 metres from Cloughs in Quidham Street.

Manor Farm Lodge operates as a short-term holiday let and is owned by the applicants. Any potential noise impact on the lodge is therefore considered a business decision for the applicants.

Whilst Cloughs is slightly below the recommended 100-metre guideline, a two-storey agricultural building is located very close to the padel court and acts as a physical barrier between the two. I am therefore satisfied that significant noise impacts should not occur.

No neighbours are close enough to be materially affected and officers are therefore satisfied that *appropriate levels of amenity are achievable within the development itself*, in accordance with CP57.

4. Highway Safety

CP57, CP60 and CP61 are relevant to the proposal. There are no proposed changes to the existing farm track, access and there is ample parking space provision on the site within the farmyard. The proposed site plan indicates space for up to 4 cars.

Cars	Variable - Usually 1-2 cars	Variable in Yard	Variable 4 max
Light goods vehicles/	in Yard		

The padel court is for use by the applicants, by the holiday let guests and for public booking which is likely to be fairly local.

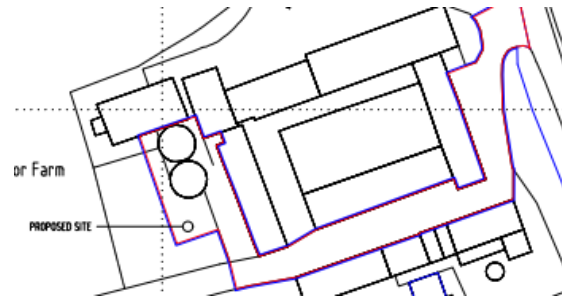
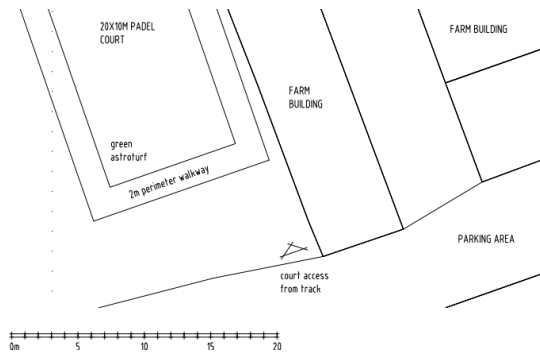
The court is for up to 4 players which could generate up to 4 car movements in and 4 movements out for consecutive bookings. Some local people may choose to walk/cycle/car share and the applicant would be providing a bicycle park space.

The applicant is content to accept a condition restricting the use of the court for tennis/padel falling within the Use class for outdoor recreation – Class E(d). The hours set out on the application form would also be restricted by condition as follows:

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays
Padel Tennis	8am - 9.30pm	8am - 9.30pm	8am - 9.30pm



This area of the yard is shown on the site plan and the photo below shows the hardstanding for this and the existing wide, site access mouth onto Quidham St.

The padel court is considered to be an informal recreation use for the applicant and a limited number of players from the local area. One court is to be provided, for up to four players and there is ample space on site for car and cycle parking if required. The hours of use and the use class can be restricted by conditions to ensure that it is retained as a low key use that is unlikely to generate high levels of new traffic movement to and from the site along Quidham Street. Given the existing fallback of the site's use for unrestricted agricultural purposes and by agricultural vehicles, the LPA would not wish to object to the single padel court on highway safety or traffic generation grounds.

Therefore, no sustainability or highway safety objection is raised under CP57, CP60 and CP61.

5. Ecology and BNG

There is no mechanism for adverse effects on the River Avon catchment, biodiversity or any protected sites of ecological interest. The site affects an area of existing hardstanding and gravel and therefore, the development would be exempt from provision of Biodiversity Net Gain. No objection is raised under CP50 or CP69.

6. Planning Balance

The LPA is required to consider the application on its merits and determine it in accordance with the development plan. The proposed padel court would make use of an existing hardstanding in a farmyard to serve an existing tourism let on the site and some local players. No objections are raised on amenity, landscape, traffic and highway safety, lighting, ecology or design grounds and the planning balance weighs in favour of the proposal subject to conditions.

RECOMMENDATION: APPROVE subject to conditions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Proposed Site Location Plan ref 559-11 dated Dec 2025

Proposed Site Plan ref 559-11 dated Dec 2025

Proposed Padel Court Details ref 559-12 dated Dec 2025

Lighting Datasheet_[70302]_(15-Jan-2026) - Bell Lighting

Statement of Details from the Applicant received 3/2/26

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

All lighting installed on the site and the Padel Court hereby approved shall be compliant with the appropriate Environmental Zone E0 standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021) and the Lighting Datasheet_[70302]_(15-Jan-2026) - Bell Lighting. All lighting shall be fixed in a downward facing position at all times thereafter for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimise impacts on biodiversity caused by light spillage to areas above and outside the development site.

The court on the site shall be used as a padel/tennis court only and for no other purpose (including any other purpose in Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use of the site to provide a court for padel and tennis is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

The use of the padel/tennis court hereby permitted shall only take place between the hours of 08:00 hours in the morning and 21:30 hours in the evening from Mondays to Fridays and between 08:00 hours in the morning and 21:30 hours in the evening on Saturdays, Sundays and Bank / Public Holidays.

The site shall not be lit by artificial lighting outside these hours.

During these hours, provision shall be retained on the site at all times for access and parking for up to 4 vehicles and 2 cycles.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise, artificial light and activity in the interests of the amenity of the area.

INFORMATIVE

Biodiversity Net Gain

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

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

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

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

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

Development below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).