



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09925
Decision Date: 31/03/2026

Applicant:	Sonder Sports I Limited c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent
Particulars of Development:	Construction of 18 hole adventure golf course and associated parking
At:	Basset Down Complex, Hay Lane, Basset Down, Swindon, SN4 9QP

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form & Certificate; received 19 December 2025
Location Plan; 5245-PL01 Rev 1; received 19 December 2025
Site Plan – 1; 5245-PL02 Rev 1; received 19 December 2025
Site Plan – 2; 5245-PL03 Rev 1; received 19 December 2025
New Car Parking Spaces – 1; 5245-PL04 Rev 1; received 19 December 2025
New Car Parking Spaces – 2; 5245-PL05 Rev 1; received 19 December 2025
General Specifications for: Basset Down – Adventure Golf; received 19 December 2025
Planting Plan; 5425-GA02 Rev 3; received 6 January 2026

Layout Plan; 5425-GA01 Rev 3; received 26 February 2026

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

3. The development shall be carried out in accordance with the materials, finishes, and construction specifications detailed within the approved document General Specifications for Basset Down – Adventure Golf (received 19 December 2025). The development shall then be maintained thereafter for the lifetime of the development. No alternative materials, finishes, or specifications shall be used unless prior written approval is obtained from the Local Planning Authority.

REASON: In the interest of visual amenity of the local area.

4. No additional fencing, gates, walls, enclosures or other structures shall be erected within the site, other than those shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of visual amenity of the local area.

5. During the construction phase of the development, before any ground disturbing works commence, tree protection fencing shall be erected and maintained in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. The fencing shall enclose the Root Protection Areas (RPAs) of all trees to be retained on the site and on any adjoining land. The fencing shall be kept in place for the full duration of construction works and shall not be removed, repositioned or breached until all equipment, machinery and surplus materials have been removed from the site.

REASON: In the interests of the protected species and to safeguard the character of the rural area.

6. The use hereby permitted shall only take place between the hours of [08:00 in the morning and 22:00 in the evening) from Mondays to Sundays and Bank or Public Holidays.

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

7. The site shall be used solely for the purposes permitted under this planning permission and only within the area identified on the approved Location Plan (drawing no. 5245-PL01 Rev 1, received 19 December 2025). The approved use shall operate only as an ancillary function to the existing golf leisure facility on the wider site and shall not function as an independent planning unit. No other use, whether ancillary or otherwise, shall take place without the prior written approval of the Local Planning Authority.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use in the interests of safeguarding local amenity and compliance with planning policy.

8. The development will be carried out in strict accordance with the following documents:

- Section 5 of the Preliminary Ecological Appraisal, Luscinia Ecology, November 2025, updated February 2026
- Biodiversity Statement and Biodiversity Gain Plan, Luscinia Ecology, November 2025, updated February 2026
- Bird boxes as shown on the Layout Plan, 5245 Revision 3, Greenspan, February 2026

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

9. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of and light spill onto sensitive habitats and wildlife.

INFORMATIVE NOTES:

Building Regulations

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

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 the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

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

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Wildlife and Countryside Act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)