

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09925
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Basset Down Complex, Hay Lane, Basset Down, Swindon, SN4 9QP
DEVELOPMENT DESCRIPTION:	Construction of 18 hole adventure golf course and associated parking
RECOMMENDATION:	That Planning Permission is GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site lies within an existing golf course and driving range within the area of Lower Basset. The site is located in the open countryside south west of Swindon/East of Royal Wootton Bassett. There are a number of residential properties located in the vicinity. Access is taken for Hay Lane providing a link to Swindon, the M4 and surrounding areas to the south.

There are various features on the golf course, in close proximity to the application site, including hedgerows, trees and grassland that have some potential to support notable species with records of protected species in the wider locality including bats, great crested newts and birds.

The locality is one with some flood risk constraints and the North Wessex Downs National Landscape and Area of Outstanding Natural Beauty is located to the south and south east of the site.

The site is located within the Lydiard Tregoze Neighbourhood Area, which does not have a 'made' Neighbourhood Plan.

PROPOSAL

This is a full planning application seeking permission for the construction of an 18-hole adventure golf course and associated parking.

Following concerns raised by technical consultees, the bird boxes have been included within the site, and clarifications regarding the impacts on the trees surrounding the site have been provided.

PLANNING HISTORY

Proposal / Summary
21/00546/FUL - Full planning permission Decision - Approve with Conditions Date: 10/5/2021 – Construction of 3 Padel Tennis Courts with Canopy. Extension of Car Parking Area to Provide Additional 12 Spaces and Landscaping.

N/03/00898/SCR - Screening Opinion - TCPA EIA 2006 Decision - OPIN- Screening Opinion Date: 30/4/2003 – NINE HOLE PAY AND PLAY GOLF COURSE (SCREENING OPINION)
N/03/02126/FUL - Full planning permission Decision - Approve with Conditions Date: 7/1/2004 – CHANGE OF USE FROM AGRICULTURAL TO 9 HOLE GOLF COURSE TOGETHER WITH DRIVING RANGE AND OFFICE BUILDINGS AND PARKING AREA
N/04/03251/FUL - Full planning permission Decision - Approve with Conditions Date: 11/1/2005 – PROPOSED 20 BAY COVERED DRIVING RANGE, KIOSK WITH ANCILLARY SALES AREA, BALL WASH, LOBBY AND TOILETS (TOGETHER WITH ASSOCIATED PARKING AREA) (REVISION TO 03.02126.FUL)
N/05/02327/S73A - Full planning permission Decision - Refused Date: 1/11/2005 – Illumination of Ball Landing Area (Variation of Condition 6 of Planning Permission 04/03251/FUL)
N/10/02321/S73A - Full planning permission Decision - Approve with Conditions Date: 24/10/2010 – Illumination of Ball Landing Area (Removal of Condition 1 of Planning Permission 08/02424/S73A)
PL/2021/08979 - Approval of details reserved by a condition Decision - Approve Date: 17/12/2021 – Discharge of conditions 7 & 10 of planning application 21/00546/FUL (Construction of 3 Padel Tennis Courts with canopy. Extension of parking area and landscaping)
PL/2022/05167 - Removal/variation of conditions Decision - Approve with Conditions Date: 18/11/2022 – Variation of conditions 4 of 19/02112/VAR to amend hours of operation of floodlights to be 08.00 - 21.00 Mondays to Saturdays and Bank Holidays, and 08.00 - 19.00 on Sundays

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 3 Infrastructure Requirements
- Core Policy 19 Spatial Strategy Royal Wootton Bassett and Cricklade Community Area
- Core Policy 39 Tourist development
- 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 60 Sustainable Transport
- Core Policy 61 Transport & Development
- Core Policy 62 Development Impacts on the Transport Network
- Core Policy 67 Flood Risk

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

Emerging Policy - Draft Wiltshire Local Plan

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Arboriculture: Comment

- Details relate to a separate application, however suggests removal of trees adjacent to access road.

WC Arboriculture: Update

- Request for Tree Protection Plan to be submitted.

WC Highways: No objection

WC Ecology: No objection subject to conditions

- Adherence to section 5 of the PEA;
- Lighting controls;
- Enhancements are not within the site.

WC Ecology: No objection subject to conditions

- Enhancements condition not required.

Lydiard Tregoze Parish Council: Objection on the following grounds

- Harm to rural setting;
- Increase in traffic in rural location.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1, CP2 and CP19 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Core Policy 39: Tourist development of the WCS supports tourist development, including attractions and accommodation, and extensions to existing facilities.

Saved Policy CF2 Leisure facilities and open space of the North Wiltshire Local Plan supports the development of leisure facilities and open space within or adjoining the settlement boundaries. Proposals for the redevelopment, replacement or improvement of existing leisure facilities or open spaces will be permitted provided that:

- The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or*
- The Council accepts that the loss of the existing facility or open space would not result in a deficiency, in terms of quality, quantity and accessibility in accordance with the methodology in North Wiltshire's Open Spaces Study, either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or*
- The proposed development is for outdoor or indoor leisure facilities that will be of sufficient benefit to the community to outweigh the loss of the existing facility or open space; or*
- Development proposals will improve facilities ancillary to its use.*

Assessment

In line with CP39, the proposal would support an existing tourist development.

In consideration of the proposal against saved policy CF2, the proposal would improve upon an existing golf course, which can be categorised as a leisure facility as well as a tourist development. This policy is therefore applicable in this instance, and the proposal must be assessed against the criteria under saved policy CF2.

With regards to criterion i), the proposal would utilise existing open space within the established golf course/driving range to provide an 18-hole adventure golf course. The

associated car parking would expand from the existing car parking area within the established golf course/driving range. This is not considered to undermine the existing facilities in terms of quality, quantity and accessibility. Based on the submitted details, the proposal would not result in the reduction in the overall capacity of the leisure/tourism facility. Therefore, it is considered to meet criterion i).

In considering criterion ii), the proposal would not result in the loss of an existing facility or designated open space. The proposal would in fact resemble an expansion of the development within the existing facility rather than the introduction of a new use. Given the nature of the proposal, details to demonstrate compliance with the methodology in North Wiltshire's Open Spaces Study or a clear environmental justification for an alternative use is not considered required in this case.

In assessing the proposal against criterion iii), it is noted that the proposed development would represent an outdoor leisure facility. It is suggested within the submitted Design and Access Statement that the intention for the proposed adventure golf course is to encourage the younger generation to engage with the sport of golf. As the proposal involves the expansion of an existing leisure facility within land already in such use, and given the likely public benefits associated with diversifying the leisure facility to appeal to a wider audience and promote improved health and wellbeing, it is considered that the scheme would deliver sufficient public benefit. Furthermore, the proposal would not result in the loss of any existing facility or designated open space.

With criterion iv), the proposal is considered to improve upon the existing facilities. The existing land use is occupied by a golf course and the proposed adventure golf course is considered ancillary to its use.

As a result of the above assessment, the proposal is in accordance with CP39 of the WCS and saved policy CF2 of the NWLP.

Conclusion

The principle of development is acceptable subject to the proposal's compliance with other policies in the development plan, and other material considerations being considered acceptable.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.

- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The proposed adventure golf course would be located within the existing land occupied by the golf course. The land is surrounded by land within the wider Basset Down Complex that comprises predominantly manicured grass areas, car parking and, a short distance to the north-west, the main built complex. The wider golf course area is also populated by mature trees and hedgerows and the proposed adventure golf course would be located adjacent to an established row of trees and hedgerow that act as a dense natural screen from views to the south.

Areas of woodland adjacent to the main site access (onto Hay Lane) provide a dense screen to views from the public highway and, given the distance from the public highway and the closest Public Rights of Way footpath LTRE4, with the intervening vegetation, it is not considered that the proposal would result in unacceptable harm to the rural character and appearance of the area over and above the existing situation.

Based on the submitted general specification, including the proposed structures and materials proposed for the new adventure golf course, it is reasonable to assume that there would not be any excessively tall or large structures or additional paraphernalia associated with the proposed development. There are a number of structures, such as the entrance poles and signs, and rock work structures, which would be 2.8m and 2.2m high respectively. These would be the tallest structures proposed, and would be dispersed across the area of the adventure golf course. It is therefore considered reasonable to impose a condition requiring compliance with these proposed details to prevent visual clutter and the installation of any taller structures.

The submitted plans indicate that a 1.2-metre-high timber picket fence is proposed around the perimeter of the adventure golf course. This fencing would provide an appropriate level of enclosure while screening the majority of the associated structures and landforms, and views from the public realm would remain limited due to the separation distance and the presence of established natural boundary features. The proposed fence design is also considered to

bring upon limited harm to the rural character of the site, given the site's location being situated in the centre of an existing golf course this harm would not extend to the wider landscape.

It is acknowledged that the site benefits from permitted development rights that would allow the business to erect or alter fencing without further planning permission. However, given the nature of the development, it is considered reasonable to impose a condition prevent the installation of taller, more visually prominent, or more extensive fencing, which may introduce visual clutter, increase the sense of enclosure, and adversely affect the wider rural character of the local area.

Conclusion

Subject to the recommended conditions the proposal is in accordance with Core Policies 51 and 57 of the WCS.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, including the degree of overlooking, overshadowing, overbearing, and noise.

Assessment

The closest residential dwelling is at least 460 metres to the north from the application site. Given this distance, it is not considered there would be any overlooking, overshadowing, overbearing or unacceptable noise impacts. However, given its location within the rural setting, it is considered reasonable to impose a compliance condition limiting acceptable standard hours of use.

Conclusion

The proposal is in accordance with Core Policy 57 (vii) of the WCS.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local

Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

The proposed development would utilise the existing access and there is proposed to be an increase in the car parking provision.

The application has been supported by a Transport Statement. This has been reviewed by the Council's Highways Department, and no objections have been raised, noting that the increased car parking provision is considered sufficient for the extra attraction within the existing facility.

It is noted from the public consultation that there are concerns regarding increased traffic. Whilst the site is located within an existing golf course the open countryside, where users must rely on private car use for travel to and from the site, the site is in reasonable travel distance to Royal Wootton Bassett, an identified Market Town, and Swindon, a sustainable settlement within the jurisdiction of Swindon Borough Council. It is therefore considered that the impacts on the wider highway network are limited.

Conclusion

The proposal is considered acceptable and in line with the highway objectives of the WCS and relevant provisions of the NPPF.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The application has been accompanied by a Preliminary Ecological Appraisal (PEA) and Survey, as well as a Biodiversity Metric and a Biodiversity Statement and Biodiversity Gain Plan. The site would result in loss of previously-managed amenity grassland, and one tree. There is also a waterbody immediately adjacent to the site as well as 43 metres to the southwest.

The submitted PEA sets out precautions for the construction phase and advises pre-works inspection by a professional ecologist for Great Crested Newts. These have been reviewed by the Council's Ecologist and no objections have been raised subject to conditions requiring the strict compliance with the mitigating measures set out in the PEA, and also the restriction of external lighting on-site.

Given the proximity of the site to mature trees, the Council's Arboricultural Officer has been consulted. Whilst these trees are unprotected, these have the potential to support priority species and also function as natural screening from wider views within the open countryside. There are concerns relating to the impact on these trees during the construction phase of the development. It is therefore considered reasonable to impose a compliance condition to ensure that tree protection fencing is erected during the construction phase to ensure the protection of these 'off site' trees.

Based on the details provided, the proposal would not fall within any exemptions from BNG requirements, and therefore the proposal must demonstrate that 10% Biodiversity Net Gain can be achieved. The proposal includes planting within the red line development site area intended to contribute towards an 11% BNG. At this stage in the assessment, there is no evidence to suggest that on site BNG could not be implemented or managed. It is not considered the habitat to be created would be 'significant' so 30-year management/maintenance is not required to be secured. In any case, the Applicant must discharge 'the biodiversity gain condition' prior to the commencement of the development, including details of all on-site and/or off-site BNG and purchase of BNG credits (if required). An informative has been included to advise the Applicant of their obligations.

The application site does not lie within or in proximity to any statutory or non-statutory ecological designated sites. Furthermore, the scale and nature of development is such that unacceptable harm to biodiversity is unlikely.

Conclusion

The proposal complies with Core Policy 50 of the WCS and the relevant provisions of the NPPF. Furthermore, the proposal is subject to achieving 10% Biodiversity Net Gain.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

The site lies within an area with some records of surface water flooding, where there is car parking provision proposed. However, the proposed ground would be of permeable surfacing, consistent with the existing car parking provision. It is therefore not considered that the proposal would result in significant harm in this respect sufficient to conflict with Core Policy 67 and form grounds for refusal. It is consequently considered that requirements can be appropriately addressed through the Building Regulations process.

Conclusion

The proposal is in accordance with Core Policy 67 of the WCS.

Other material considerations

Paragraph 85 of the NPPF states that, *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

The application form identifies that the proposal would result in the creation of one additional full-time employee to support the operation of the new adventure golf course. Whilst a modest addition, this increase in employment, together with jobs generated during the construction phase, attracts positive weight in the overall planning balance, consistent with the support for economic growth set out in paragraph 85 of the NPPF.

Furthermore, the introduction of the adventure golf course is likely to increase patronage of other facilities within the wider site, thereby delivering additional economic benefits. This contributes to the diversification of a rural land-based business and aligns with the aims of paragraph 88(b) of the NPPF.

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, highway safety, flood risk and drainage, ecology and biodiversity, subject to the recommended conditions and any necessary mitigation measures.

The development would deliver clear benefits, including leisure facility provision to the local communities, which weigh positively in the overall planning balance.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

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.