



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05424
Decision Date: 03/10/2025

Applicant:	Whitley Golf Club Whitley Golf Course, Corsham Road, Whitley, Wiltshire, SN12 8EQ
Particulars of Development:	Demolition of Existing Driving Range, Replacement Driving Range to Include Shop Area, Extension of Existing Car Park Along with Minor Alterations to Existing Club House
At:	WHITLEY GOLF COURSE, CORSHAM ROAD, WHITLEY, MELKSHAM, SN12 8EQ

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 works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

Location Plan 734-3-00

Existing & Proposed Block Plans 734-3-01

Existing Site Plan 734-3-02

Existing Club House Floor Plan 734-3-03

Existing Club House Roof Plan 734-3-04

Existing Club House Elevations 734-3-07

Existing Driving Range Floor Plan 734-3-05

Existing Driving Range Roof Plan 734-3-06

Existing Driving Range Elevations 734-3-08

Proposed Site Plan 734-3-09

Proposed Driving Range Floor Plan 734-3-12

Proposed Driving Range Roof Plan 734-3-13

Proposed Driving Range Elevations 734-3-15

Proposed Club House Elevations 734-3-14

Proposed Club House Floor Plan 734-3-10

Proposed Club House Roof Plan 734-3-11

Proposed Drainage Plan 734-3-16

(all received 24/06/2025 unless otherwise specified)

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

- 3** No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:
1. the parking of vehicles of site operatives and visitors;
 2. loading and unloading of plant and materials;
 3. storage of plant and materials used in constructing the development;
 4. wheel washing facilities;
 5. hours of construction, including deliveries (consideration shall be taken for deliveries and vehicles movement during the local school start/finish time)
 6. routing plan;
 7. number (daily/weekly) and size of delivery vehicles;
 8. number of staff vehicle movements.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 4 Prior to commencement of development, a Surface Water Drainage Strategy & Management Plan, incorporating SuDS Maintenance Plan, shall be submitted to the local planning authority for approval in writing. The Strategy shall include at least the following information and details:
- Confirmation of the impermeable areas proposed and the corresponding surface water runoff rates, demonstrating that the drainage strategy is sized appropriately.
 - Evidence and demonstration that:
 - the 1 in 30-year rainfall event is contained within the drainage system without causing flooding to any part of the site.
 - the 1 in 100-year-plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
 - Detailed drawings (including cross sections) of the soakaways, conveyance, or infiltration drainage features, to include details of ground and water levels, inlet and outlet structures, and construction details.
 - Details demonstrating that the site has been designed to ensure that flows in excess of the 1 in 100-year rainfall event are managed in exceedance routes that minimise the risks to people and property.
 - Soakaway sizing calculation based on both runoff rates and infiltration, and confirmation that the design follows the Wiltshire Council's Soakaway Guidance.
 - Infiltration testing to BRE 365 Standards, detailed design of the soakaway system, and a calculation demonstrating the sufficient capacity of the proposed roof area. The calculations must demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
 - Confirmation and details of the 'permeable, self-compacting gravel mix' for the extended car park.

- Details regarding the connection to the existing ditch, including its location, and whether any catchment transfer will occur as a result of the proposed discharge.
- Responsibilities and maintenance schedules for all drainage features for the lifetime of the development.

REASON: To ensure appropriate management of surface water and site drainage.

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

- Existing driving range plan, Jan 2025, Artel
 - Existing site plan, Jan 2025, Artel
 - Proposed site plan, Jan 2025, Artel
 - Proposed landscape and ecological plan, Jan 2025
 - Preliminary Ecological Appraisal, 10.09.25, Ben Mitchell BSc(Hons)
 - BNG Metric, 10 September 2025
 - Statutory Biodiversity Metric Condition Assessments, 5 Sept 2025
- REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

6 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, such as nesting birds and reptiles.
- Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current

best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 7 The ecological enhancements and opportunities, as detailed in the submitted Proposed Landscape and Ecological Plan (734-3-17, Jan 2025) shall be implemented prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The details shall be maintained in for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate for impacts to species arising from the development.

- 8 Notwithstanding the submitted details, prior to installation of any lighting features, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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

- 9 The floodlights as approved shall be used only between the hours of 07:00 and 21:00 on any day.

REASON: In the interests of amenity of the area.

Informatives

- 1 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 2 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.
- 3 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website

- 4 The applicant is advised to consult Wessex Water to confirm that the existing foul drainage network has capacity to accommodate the proposed new connections from the driving range facilities. All new drainage will need to comply with Building Regulations Part H.
- 5 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.
- 6 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.

- 7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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](#)