



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08886
Decision Date: 22/04/2026

Applicant:	Leafy Lane Playing Fields Ltd Leafy Lane Recreation Ground Corsham Wiltshire SN13 0JT
Particulars of Development:	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund
At:	RECREATION GROUND, LEAFY LANE, CORSHAM, SN13 0JT

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:

Site Location Plan - G-231622 02;

Proposed Elevations - G-231622 05;

Proposed AGP Drainage Layout - G-231622 08;

Proposed AGP Drainage Strategy - G-231622 09;

Proposed Field Layout - G-231622 10;

Infill Containment Measures - G-231622 11;

Arboricultural Impact Assessment - 5413-RPS-XX-XX-RP-AR-9104-AIA P01;

Design and access with planning statement;

Design and access with planning statement – Appendix D – Proposed Materials and Appearance;

Design and access with planning statement – Appendix E – Drainage Strategy;

Design and access with planning statement – Appendix H – Infill Retention Measures;

Design and access with planning statement – Appendix P – End of Life Recycling Procedure;

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

3 The development shall be carried out in strict accordance with the following documents:

Proposed Site Plan - 231622 03;

Proposed AGP Plan - G-231622 04;

Floodlighting Scheme - G-231622 06;

Spillage Comparison - G-231622 07;

BNG Areas - G-231622 12;

Inspection for Roosting Bats at Leafy Lane Playing Fields, Corsham - 07 November 2025 -BJ Collins Protected Species Surveyors - Ref. GLE_2513;

Section 5 of the Preliminary Ecological Appraisal (Extended) Report - 17 October 2025 - BJ Collins;

The Statutory Biodiversity Metric - 27 February 2026 - V4;

BNG Cover Report V4 - 27 February 2026 - BJ Collins Protected Species Surveyors Limited;

UKHab Habitat Map – BNG Baseline V4. 27 February 2026 - BJ Collins Protected Species Surveyors Limited;

UKHab Habitat Map – BNG Proposed V4 - 27 February 2026 - BJ Collins
Protected Species Surveyors Limited;

Sections 7 and 8 and Appendices C, D and E of the Arboricultural Impact
Assessment - 20 November 2025 - RPS Group Plc - 5413-RPS-XX-XX-RP-AR-
9104 - Version. P01;

Proposed Lighting Scheme - 13 June 2025 - Surfacing Standards LTD - Project
Code G-231622;

Design and access with planning statement – Appendix C – Sports Lighting
Statement

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

- 4** No external lighting shall be used during the construction phase of the
development

REASON: To avoid illumination of habitat used by bats.

- 5** a) Lighting shall be installed in strict accordance with the lighting scheme hereby
approved

b) Before the first use of the lighting scheme hereby approved, the applicant shall
appoint a suitably qualified member of the institute of lighting professionals (ILP) to
validate that the lighting scheme as installed conforms to the recommendations for
environmental zone E2 or better in the ILP document "Guidance Notes for the
Reduction of Obtrusive Light - Guidance Note 01:20. A letter written by a suitably
qualified member of the ILP confirming this shall be submitted to the Local
Planning Authority.

c) The scheme shall thereafter be permanently retained and maintained in
accordance with the details approved.

d) No additional external light fixture or fitting shall 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 shall 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 habitat used by bats and to ensure that
appropriate levels of amenity are achievable.

- 6** All soft landscaping comprised in the approved details of landscaping shall be
carried out in the first planting and seeding season following the completion of the
development. All shrubs, trees and hedge planting shall be maintained free from
weeds and shall be protected from damage by vermin and stock. Any trees or
plants which, within a period of five years, die, are removed, or become seriously

damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7** a) Prior to the commencement of the development, a construction management statement shall be submitted to and approved in writing by the Local Planning Authority. The statement will include the following details:

i) working times,

ii) types of vehicles,

iii) construction staff parking requirements, management of debris/mud from the site and a program of works.

iv) Pedestrian and cyclist protection

v) Employment of Banksman if access is open for the remaining facilities during construction

b) The approved statement shall be adhered to during the construction phase of the development.

REASON: In the interests of safe operation of the highway in the lead into the construction phase of the development.

- 8** a) Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat and bird boxes shall be submitted to the Local Authority for approval.

b) The approved details shall be implemented before completion of the final works and for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

- 9** Before the 3G AGP facility is first brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This should include measures to ensure the replacement of the Artificial Grass Pitch within a specified period of 10-12 years.

b) The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G AGP facility.

REASON: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

- 10** Use of the development shall not commence until the following detail has been submitted to and approved in writing by the Local Planning Authority:

i) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and

ii) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches

REASON: To ensure the development is fit for purpose and sustainable, provides sporting benefits.

- 11** Before the 3G AGP facility is first brought into use,

a) an alternative non-turf cricket wicket shall be installed and made available for use at St Barnabas Church, Beanacre, in accordance with a specification agreed in writing with the England and Wales Cricket Board.

b) Written confirmation that the cricket wicket has been installed and made available for use, together written confirmation from the England and Wales Cricket Board that the installed pitch accords with their agreed specification, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development does not result in a net loss of cricket provision to the local community in accordance with Sport England's Playing Fields Policy and paragraph 104 of the National Planning Policy Framework

- 12** a) The development hereby permitted shall be operated at all times in full accordance with the approved noise management plan (project code G-231622, prepared by SSL), unless otherwise agreed in writing by the Local Planning Authority.

b) The supervision arrangements and noise management policy set out in the approved noise management plan shall be adhered to for the lifetime of the development.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 13** The external lighting hereby approved shall not be illuminated outside the hours of:

i) 08:00-22:00 Monday to Fridays

ii) 08:00-22:00 Saturdays, Sundays and Bank or Public Holidays

REASON: To avoid illumination of habitat used by bats and to ensure that appropriate levels of amenity are achievable.

Informative

- 1 - The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

- The applicant is advised that compliance with the approved Noise Management Plan does not remove the need to comply with separate regulatory controls relating to noise and nuisance. The operation of the pitch remains subject to the provisions of the Environmental Protection Act 1990, under which the Council has a statutory duty to investigate and, where necessary, take action in respect of any noise that many constitute a statutory nuisance. Should the complaints reporting/action plan, and code of conduct contained within the Noise Management Plan be subject to revision in the future, it is recommended that the Councils Public Protection Team be contacted to obtain guidance on reducing noise levels to a level that will protect the amenity of local residents.

- During the construction phase of the development, the public right of way shall not be obstructed; the route must remain open, safe and accessible for public use at all times unless an alternative arrangement has first been agreed in writing with the Public Rights of Way team.

- There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

- 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.

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.

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](#)