



27 February 2026

Land adjacent to Unit 21, Leafield Industrial Estate, Corsham- Proposed Padel Courts Planning Statement

1 Introduction

- 1.1 Harwood Savin Planning Solutions Limited (HSPS) has been instructed by Padel People Ltd to submit a planning application to Wiltshire Council, for the following:

'The construction of 3 no. outdoor padel courts, associated lighting and landscaping'

On land to the east of Unit 21 Leafield Industrial Estate, Corsham.

- 1.2 The existing building adjacent to the application site is currently being operated by the Applicant under permission reference PL/2025/05524 and this will not change. The current application is for operational development only.
- 1.3 This Statement provides an overview of the proposals in the context of presiding planning policy and guidance and provides a justification for the scheme in planning terms.

2 Background

What is Padel?

- 2.1 Padel is a mix between Tennis and Squash which was invented in Mexico in 1969. It is usually played in doubles on an enclosed court surrounded by walls of glass and metallic mesh. The court is one third of the size of a tennis court.
- 2.2 The ball can bounce off any wall but can only hit the turf once before being returned. Points are scored when the ball bounces twice in the opponents' field.
- 2.3 In excess of 2,500 padel clubs opened across the world in 2023, rising from a total of 9,994 clubs in 2022 to 12,651 clubs at the end of 2023. Approximately 111 courts were built every week and further growth is expected for 2024.
- 2.4 Spain and Italy are the leading countries in terms of the total number of courts. As of January 2024, the total number of courts reached 16,126 and 8,347 respectively. Currently there are 489 courts in Britain, which leaves significant potential to expand the number of padel tennis facilities.
- 2.5 Padel can be played by anyone, regardless of age, gender, socioeconomic level, or physical condition, making the sport more inclusive than other endurance activities or strenuous sports. Padel offers the opportunity to exercise but also to socialise, and this unique combination has been a core reason for the growth in popularity.

- 2.6 Padel People was started as a result of the founders' love for the sport and the fact that there are very few locations in the UK to play padel. Their aim is to work in partnership with schools and charities to bring opportunities to participate in padel to the grassroots level within the local community and make it available to all.

The Site and Surroundings

- 2.7 The application site extends to some 3717.59 sqm and comprises a plot of underutilised land immediately to the east of Unit 21 Leaffield Industrial Estate. The site falls within the Corsham settlement boundary and a principal employment area (Leaffield Industrial Estate). The site lies within flood zone 1 and is not subject to any fluvial or surface water flood risk. It is not within a conservation area and none of the neighbouring properties are listed or comprise designated heritage assets. Access to the site is via Leaffield Way.

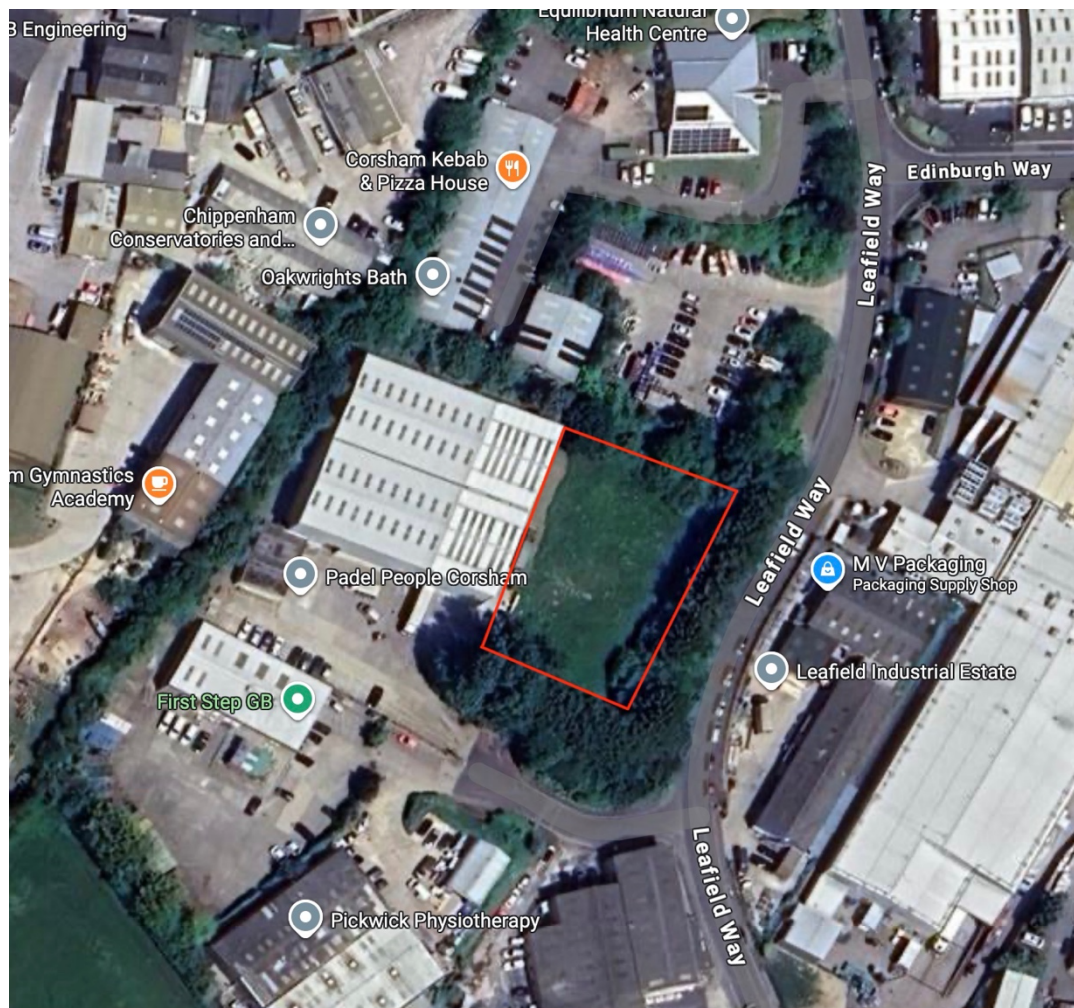


Image 2.1: Site Location (indicative)

- 2.8 The adjacent building to the west (Unit 21), and this parcel of land has recently been subject to a change of use from mixed-use (Use Classes B1, B2 and B8) to proposed mixed-use comprising Use Classes: E (d, e & g); B2 and B8, granted on 24 October 2025 (ref. PL/2025/05524), to facilitate the use of the unit for padel courts. This facility is now operational and the application submitted does not seek to alter this. It purely seeks operational development.

- 2.9 There is no planning history specifically for this parcel of land, although the wider premises has been subject to the following:
- N/99/0194/P – Extension to light industrial unit – Approved 01/03/1999
 - N/95/2370/F – Change of unit of unit to B1, B2 and B8 uses – Approved 08/01/1996
- 2.10 Leaffield Industrial Estate lies approximately 1.5km to the south-west of Corsham town centre within an established commercial area.

3 The Proposal

- 3.1 The proposed development comprises the provision of 3no. uncovered doubles padel courts of approximately 20m x 10m on the open space to the east of the existing commercial premises.
- 3.2 In terms of the proposed construction, the courts are typically of a porous asphalt and aggregate base construction and with a polyethylene fleece backed cloth surface. The proposed walls enclosing each court would be up to 4m in height; 4m at each end and 3m at the sides. The walls are constructed of clear toughened glass up to 3m and metallic mesh above that point up to 4m height (with a steel frame).
- 3.3 Access to the proposed courts will be via Leaffield Way, using the existing access and parking arrangements.
- 3.4 In terms of ancillary facilities, players will use existing changing and toilet facilities within the indoor court building (Unit 21). No additional refreshment or clubhouse style facilities will be provided.
- 3.5 The proposal does not include the removal of any existing trees on the site.

Operation

- 3.6 In terms of the operation of the proposals, the following is proposed:
- Opening hours – 5am to 11pm daily;
 - Courts to be booked through an online booking platform;
 - Coaching available through the operator;
 - Maintenance undertaken by the provider;
 - Lighting is operated on a time switch basis when the courts are in use;
- 3.7 3 no. doubles courts would be able to accommodate a maximum of 12 players at any one time.

4 Planning Policy Background

- 4.1 This proposal has been formulated in the context of pressing planning policy and guidance, including the following:
- National Planning Policy Framework (December 2024)
 - Planning Practice Guidance
 - The Development Plan comprising:
 - Wiltshire Core Strategy (2015)

- Supplementary Planning Documents as appropriate
- Corsham Neighbourhood Plan (November 2018)

5 Planning Considerations and Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine proposals in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development

- 5.2 The proposed development seeks to bring a parcel under-utilised land within the built-up area into a beneficial use associated with that of the adjacent premises. The site has a lawful use for a mixed-use comprising Use Classes: E (d, e & g); B2 and B8. The proposed development for outdoor courts would wholly complement this.

Design, Landscape Character and Visual Impact

- 5.3 The proposals seek consent for uncovered courts, comprising surfacing, court enclosures and associated lighting, with connecting paths to provide access, and appropriately scaled landscaping. Users of the courts will gain access from the existing parking area adjacent to Unit 21, with parking being shared with the unit. Changing and refreshment facilities will be available within the existing unit and no additional provision is required.
- 5.4 The site is surrounded to the north, east and south by mature trees, and to the west is bounded by the adjacent commercial unit. It is well screened from neighbouring properties and therefore visual impact is minimal.
- 5.5 As a result of the generally commercial nature of the locality, ambient light levels are relatively high. However, lighting has been designed to ensure it is directional to the courts and any associated light spill is minimal, particularly in relation to the tree lined boundaries.

Access and Parking

- 5.6 Access to the site is gained from Leaffield Way and no access alterations are proposed. The recent planning permission for the use of the existing unit secured the provision of 48 no. parking spaces – an increase from the 22 originally provided on site. These 48 spaces will serve the proposed additional outdoor courts. The recent consent for unit 21 included the provision of 10 no. cycle spaces and again these will be shared with the proposed additional courts.
- 5.7 A Transport Statement has been prepared by Miles White Transport to support the application and forms part of the submission package. This concludes the following:

The site is located within an established Industrial Estate where the approach roads are of a good standard. Leaffield Way is of an appropriate width, has a good standard of street lighting and benefits from a 30mph speed limit. The existing site access junction benefits from an appropriate level of driver visibility. Existing traffic flows are relatively low.

The non-car accessibility of the site is reasonable with the large residential areas of southern Corsham within an appropriate walking distance via footway links. The whole of the Corsham built-up area and numerous nearby villages are within an appropriate cycling distance of the site. Public

transport is also available with this providing an hourly frequency of service to Corsham town centre and the residential areas of the town.

Car parking provision within the site will be increased to 48 spaces with this having been shown to accommodate the likely combined parking demands of both the Unit 21 internal courts and the proposed external courts.

10 covered and secure cycle parking spaces will be provided. This accords fully with the Council's standards with full details capable of being secured through the planning condition process.

The proposed additional courts could increase traffic movements by up to 12 arrivals and 12 departures per hour however these values are based on worst case assumptions that are unlikely to occur in practice. Total traffic movements post development will likely be no greater than those accepted for a generic Class E(d) land use through the previous change of use application and consent.

The existing highway network is relatively lightly trafficked with the change in vehicle movements unlikely to have a material impact on the operation or safety of the local roads.

Paragraph 116 of the December 2024 National Planning Policy Framework, states that

"Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

This report has demonstrated that the proposed additional Padel courts will not have an unacceptable impact on highway safety and will not have a 'severe' residual cumulative impact on the road network. The proposals are therefore considered acceptable in highway terms.

Trees, Ecology and Biodiversity

Trees

- 5.8 An arboricultural impact assessment (AIA) and method statement has been prepared by Mark Welby and is provided as part of the application submission. This concludes that:

No trees are to be removed to facilitate the proposals.

The new courts are located outside the root protection areas of retained trees, so all can be adequately protected throughout the construction process.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.

Ecology

- 5.9 An ecology assessment has been undertaken by Ethos Ecology. This concludes:

Although the site does contain habitat of ecological value, the woodland and hedgerow borders, its location within the industrial estate reduces the value of these habitats and ecologically fragments them from the wider landscape.

The area of the site being developed (the grassland) is unlikely to support any protected species. The woodland and hedgerow may support commuting species such as bats, hedgehog or badger

are not being impacted and will be buffered from lighting impacts during construction and operation. The woodland also is likely to support foraging and nesting birds so as well as being buffered by lighting, will also require mitigation if any removal is required. Overall, no significant impacts on biodiversity are predicted.

The site is located with the lesser horseshoe bat and greater horseshoe bat buffer zones within the Bath and Bradford on Avon bat SAC, but no impacts are predicted on the SAC due to the sites location within an industrial area and there will be no loss of connecting features or key habitat for bats. The site is also located within the amber zone for NatureSpace's GCN risk map but has limited connectivity to ponds or suitable habitat in the surrounding area with fragmented hedgerows through and industrial estate, ecologically disconnected by roads and sealed surface.

This development is therefore in accordance with core policy 50: Biodiversity and geodiversity and CNP ED1 ecology and design, and mitigation measures can be secured through an appropriate planning condition which ensures compliance with the measures set out within this EclA.

Suitable enhancements for habitats and protected species (bats and birds) have been provided. These measures support core policy 50: Biodiversity and geodiversity which relate to providing biodiversity gains proportionate to the development proposals.

Biodiversity

- 5.10 In terms of Biodiversity Net Gain (BNG), an assessment has also been undertaken by Ethos. This concludes:

The baseline habitats include modified grassland, developed land; sealed surface, bramble scrub, mixed woodland and a native hedgerow with trees.

The development proposals will result in a gain of 10.63% for area habitats and 43.36% gain for hedgerows. The scheme does meet habitat trading requirements due to a gain of medium distinctiveness grassland and hedgerow improvement.

To secure this gain, they will need to be confirmed under a suitable worded planning condition.

- 5.11 In summary, the proposals are considered acceptable in the context of the existing trees, ecology and biodiversity.

Amenity

Lighting

- 5.12 A lighting assessment and proposed lighting scheme has been prepared in support of the application by DfL. Their strategy report concludes the following:

This Technical Report proposes good practice and outlines a suitable approach for the proposed lighting of the proposed outdoor padel courts at Leafield Industrial Estate, Corsham.

The purpose of using artificial lighting is to provide a safe and recognised level of lighting for the use of the padel courts at limited times during the hours of darkness, whilst ensuring that any potential impacts on human amenity, ecology and the environment are minimised.

It has been identified that the Application Site is set within a suburban location (E3).

The proposed lighting has been assessed in accordance with BS EN 12193:2018 and follows relevant guidance from the Institution of Lighting Professionals (ILP) and the Lawn Tennis Association (LTA).

The relevant local planning authority is Wiltshire Council with details of local policies regarding lighting found in the Wiltshire Core Strategy, Adopted January 2015, namely Core Policy 51.

A baseline illuminance survey was conducted on 12/01/2026 and the report can be found in supporting documentation: 4076-DFL-ELG-XX-SU-EO-13001. The baseline illuminance survey finds that Leaffield Industrial Estate is a well-lit area with column lighting, bulkhead lighting and floodlighting throughout the estate.

Photometric data has been used within the lighting calculations to establish the control of light and how selected luminaires will minimise light spill within the Application Site. Through careful design, the proposed lighting ensures compliance with the obtrusive light limits for an E3 Environmental Zone from GN01:2021, ensuring that the identified Potential Human Amenity Receptors will not experience negative effects from the installation of artificial lighting at the Application Site.

Guidance has been taken from ILP GN08:2023 to assess the impact of the proposed lighting on Corsham Railway Cutting, a Site of Special Scientific Interest identified as a Potentially Sensitive Ecological Receptor. It is confirmed that the effects of lighting on this area will be negligible as the levels do not exceed 0.001 Lux at this location due to its proximity from the Application Site.

This Technical Report therefore concludes that the proposed lighting achieves compliance with all relevant legislation, national and local policies, British Standards, and industry guidance.

Noise

- 5.13 Pulsar Acoustics was commissioned to undertake an acoustic assessment of the proposed padel courts, to recommend suitable acoustic guidance and criteria, determine its acceptability, and recommend acoustic mitigation measures if necessary.
- 5.14 The concluded:

We have undertaken an environmental noise survey on site. We have subsequently reviewed the proposals and recommended suitable industry standard criteria. We have then compared padel court and environmental noise measurement data to recommended criteria.

In the context of Sport England, WHO, and BS8233 guidance, our assessment suggests there would be no noise impact from the proposed padel courts to the nearest noise sensitive residential neighbours.

Therefore, based on acoustic assessment we suggest planning permission should be granted.

6 Concluding Comments

- 6.1 The proposal comprises the construction of 3no. doubles outdoor padel courts on underutilised land adjacent to unit 21, Leaffield Industrial Estate.
- 6.2 The scheme will assist in bringing this parcel of underutilised land into beneficial use associated with the existing use of the neighbouring commercial unit.
- 6.3 An assessment of the proposals and appropriate technical analysis demonstrates that the proposed development is acceptable in design, transport, ecology, biodiversity and amenity terms.
- 6.4 On this basis the Council is respectfully requested to granted planning permission.

v.2 - 27 February 2026