

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01478

Site Address: Land east of Unit 21, Leafield Way, Leafield Industrial Estate, Corsham, SN13 9SW.

Proposal: Construction of 3 no. doubles padel courts with associated enclosures and lighting.

Date of Consultation Response: 14/04/2026

I refer to the above planning application dated 17/03/2026 seeking permission for the Construction of 3 no. doubles padel courts with associated enclosures and lighting.

The site is located with existing access from Leafield Way, an unclassified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway, which is acceptable.

The adjacent site currently has 4 doubles and 2 singles indoor courts within the unit, with some 48 vehicle parking spaces to be provided. A further 3 external doubles courts are proposed through this application, which would, from first principles bring about a demand for vehicle parking of at least 32 spaces, if all players travel in single occupancy vehicles.

The Transport Statement submitted with the application details the initial demand for players and also indicates that the demand may be higher at change over periods for the site, however it is recognised that it is unlikely that the proposals would result in overspill onto the public highway. The TS also indicates that the anticipated trip generation from a first principles position would not be considered a significant impact on the surrounding highway network, with a maximum of 24 two-way trips in a single hour during peak periods.

The level of required cycle parking is discussed and proposed at an additional 1.5 spaces, equating to 10 spaces overall for the site, with a view to securing any cycle parking provision through an appropriate condition.

It has been demonstrated that the proposed expansion of the site would unlikely result in any significant impact on the surrounding highway network, it would also be unlikely that undue pressure on on-street parking would be prevalent and the site can accommodate a reasonable level of parking provision for the proposed use, as such there would not be a highway objection raised subject to the following condition:

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking and changing and/or shower facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@Wiltshire.gov.uk