

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00433

Site Address: Blacklands Lakes Ltd, Knights Marsh Farm, Stockley, Calne, SN11 0NQ.

Proposal: Change of use of Paddock 1 from touring pitches (occupied by touring caravans or motor homes) and caravan storage to Padel Tennis Facility comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating area.

Date of Consultation Response: 14/07/2026

I refer to the above application dated 17/02/2026 seeking permission for the change of use of Paddock 1 from touring pitches (occupied by touring caravans or motor homes) and caravan storage to Padel Tennis Facility comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating area. Revised plans and documents have been submitted for which the following observations are made.

The site is located with existing access to Stockley Lane, a C classified section of public highway subject to a speed limit of 60mph. There are no proposals to alter the access with the public highway which is considered suitable for the proposed site use.

The proposal seeks to construct 4 padel courts and associated café/reception/parking facilities on land previously used as caravan touring and storage pitches in the order of 13 tourist pitches and 15 storage pitches. There are proposed to be some 27 vehicle parking spaces, including 2 accessible bays, cycle parking has been discussed as a minimum of 4 spaces.

The reception/office buildings have now not been relocated within the site curtilage, this does not alter the number of vehicle spaces proposed within the parking area, merely the layout of the circulatory lane and swept path analysis demonstrates that the spaces provided are accessible.

It is proposed that the padel courts would be booked for 90-minute periods with a half hour change over between court use. This would enable parking to be freed up between bookings, and the proposed vehicle parking would be considered suitable to prevent any overspill or queuing for parking within the site. The parking provision would accommodate staff as well as any overlap in demand, however it is considered that would be unlikely to be an issue due to the change over period of half an hour between sessions.

The trip generation for the existing and proposed use has been identified using TRICS and first principles respectively. It has been demonstrated that during the normal peak traffic hours on the network, there would not be a significant trip generation for the proposals over that which already exists, over the entire day the trip generation would be higher than the existing site, but not substantial enough to be considered a significant impact and would be spread out over 90-120 minute periods.

The anticipated trip generation does not take into account that a number of on-site guests may choose to use the facilities nor that those already accessing other on site facilities may use the Padel Courts, which has the potential to reduce the vehicular trip attraction. It is therefore considered that the anticipated trip generation profile is suitable for assessment purposes and is a good indication of the likely average vehicle trip attraction.

The visibility for the access is to remain unchanged from that previously used by much larger and slower moving vehicles, therefore it is deemed suitable for the proposed use. There have been no PIC incidents identified within the vicinity of the access which indicates that it currently operates in a safe manner.

The proposals would not be considered significant or severe in terms of impact on the surrounding highway networks and therefore it is recommended that no highway objection be raised.

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

HighwaysDevelopment@wiltshire.gov.uk