



1.0 INTRODUCTION

1.1 Highway Planning Ltd has been instructed to provide highway advice in respect of proposals to retain the approved padel courts at the site. The proposals are submitted under application HGY/2026/0671.

1.2 The description of the proposals is:

“Construction of 4 padel courts with associated lighting, canopies, pavilion and storage”.

1.3 The site benefits from consent reference HGY/2024/2070 which proposed the replacement of the existing tennis courts with 4 padel courts.

2.0 HIGHWAY OFFICER’S COMMENTS

2.1 The Council’s Transport Officer has raised a number of queries which are summarised as follows:

- The transport statement has not provided any assessment or justification for the 32 car park spaces to be retained or undertaken a parking accumulation assessment to demonstrate peak car parking demand
- The transport statement provides no details of provision for EVCP for car parking spaces on-site
- The Transport statement assessment of vehicular trip generation is based on 12 hour operations, whereas the application form indicates 14 operational times.



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- The Transport statement should clarify and provide details of other uses in the vicinity that could also use the car park and assess the corresponding cumulative peak trip generation and car parking demand. In addition, parking stress assessment on local streets should be undertaken using Lambeth survey methodology.
 - The application form indicates that cycle parking provision for 10 bicycles will be provided. It has not been demonstrated whether this is compliant with London Plan minimum standards. In addition, there are no plans or details of layout and location of the cycle parking proposals.
- 2.2 The current planning application differs from the consented scheme only in the inclusion of canopies and an adjustment to the opening hours. These changes do not fundamentally affect the parking demand that was considered and accepted by the Council previously. There is no justification for further assessments. The site layout drawing shows the provision/retention of 40 parking spaces.
- 2.3 The proposed site layout drawing has been amended to include 2 x EV charging points.
- 2.4 The extension of the opening hours by 2 hours will only marginally change the traffic generation from the courts. The Council accepted the assessment of traffic generation that was set out in the Transport Statement for the approved development and replicated in paragraph 3.7 of the current transport statement. Below is a revision of the calculation to take into account the additional opening hours:
- 70% doubles x 14 hours @ 4 cars/hour = 39 cars
 - 30% singles x 14 hours @ 2 cars/hour = 8 cars
 - Total per court per day = 47 cars
 - 47 cars per court per day = 94 mvnts/court
 - X 4 courts = 376 mvmnts



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- 2.5 The maximum traffic generation that was accepted for the consented scheme was 328 movements per day i.e. a potential increase of 48 movements per 14 hour day. This increase is not material.
- 2.6 As the current scheme is essentially the same as the consented scheme in terms of its car parking demand there is no justification for further assessments of other uses in the vicinity that could impact on parking or traffic generation. However, for the sake of completeness the only other users on the site with a need for parking is a nursery and the cricket club, the owners of the site. The nursery follows normal nursery hours and the demand for spaces is only at drop off and pickup. This does not clash with the peak demand times for the proposed development. The cricket club does have some overlap in demand times but this, and the presence of the nursery, was considered and agreed to be acceptable by the extant consent.
- 2.7 The revised site layout shows the inclusion of 16 cycle parking spaces. The only applicable cycle parking standard in the London Plan is for D1 “sports facilities” which requires the provision of 1 cycle space per 8 full time members of staff. The provision of 16 cycle spaces far exceeds the minimum required under the London Plan.



*THE HORNSEY CLUB, TIVOLI ROAD, HORNSEY N8
HIGHWAY NOTE*

JUNE 2026

DRAWING PL - 003

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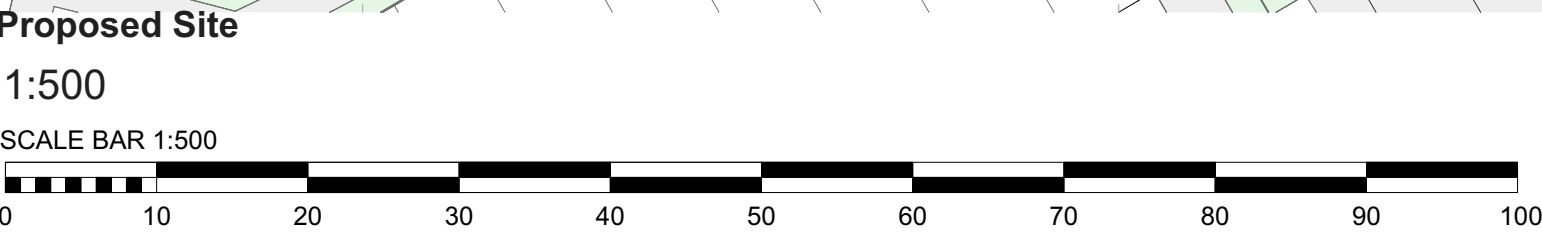
Key - Site Layout

New tarmacked areas for vehicle access

Terracota Astroturf Finish to circulation routes between the courts.

Green Astroturf Finish to Padel Courts

Existing Trees & Hedgerows to be retained (refer to supporting ecological documentation for details)



Rev.	Revision Description.	
By.		
Chk.		
Scale. 1:500 @ A2	Drawn by. AH	
Date. 19.01.26	Chk. JH	
Project Title Padel at Hornsey Cricket Club		
Client Padeltastic Limited		
Drawing Title Proposed Block Plan		
Project No. CA4926	Drawing No. PL-003	Rev.

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