

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

Dear Alfie and Councillors,

We, the undersigned **one hundred and one** businesses of Blackheath Village, write to register our firm objection to the revised planning application [DC/25/129604](#) (5 November 2025) for the redevelopment of the Blackheath Station Car Park. The minor amendments submitted do nothing to address the substantive concerns set out in our objection letter of 1 October 2025, which remains fully applicable. We also respond below to the developer's "Response to Local Business Objection / Petition" (Appendix I of [Avison Young's "Covering letter" dated 28 October 2025](#)).

**Farmers' Market**

In our previous letter, we explained that the Farmers' Market is critical to the survival of many local businesses, bringing around 2,000 to 3,000 visitors into the village every Sunday<sup>1</sup>. Together with residents<sup>2</sup> and stallholders<sup>3</sup>, we have serious concerns about its viability under the proposed scheme. For example:

- The developer claims temporary relocation will be "secured through a Section 106 agreement", yet despite repeated requests, we have not been told where the Market would operate during construction or how its continuity, quality and scale would be protected.
- If the temporary location cannot accommodate the same number of stalls, visitor numbers are likely to fall, reducing footfall across the Village on a key trading day.
- The proposed narrower reconfigured layout post-development risks disadvantaging the stalls at the far end, making it likely those traders will stop coming, leading to a downward spiral of fewer traders and fewer visitors.
- A mixed-use residential setting introduces further viability risks, including complaints about early-morning set-up, noise and on-site cooking which could constrain its operation.
- Many visitors currently arrive by car; if parking becomes unviable, they are unlikely to "switch modes", and will shop instead where parking is available (e.g. Brockley Market).
- There appears to be no binding obligation securing the Market's long-term operation post-development leaving open the possibility it could be discontinued.

Avison Young's response fails to address these concerns and provides no analysis or evidence to demonstrate that the Market could survive relocation, reduction or reconfiguration. Instead, it merely repeats the market operator's unevidenced endorsement<sup>4</sup>. With livelihoods at stake, expecting businesses to "take this on trust" in the absence of independent, verifiable evidence is neither reasonable nor acceptable.

**Parking**

Avison Young's response places reliance on high-level policy support for reduced car use, but does not engage with the specific economic, cultural and accessibility role that the station car park plays within Blackheath Village. No assessment has been provided of the likely real-world consequences of removing 141 parking spaces in that location. By contrast, we have submitted direct evidence demonstrating the harm that would result. For example:

- **Blackheath Halls (50,000 visitors a year):** *"A major reduction of parking at the station would... discourage participants and audiences... and reduce our vital earned income."*
- **Blackheath Conservatoire:** *"Any further reduction of parking capacity would diminish our attractiveness as a community venue."*
- **Blackheath Fruit and Veg:** *"The... parking facilities are vital to the life of the village and to the survival of small businesses like mine"*

- **Blackheath Dry Cleaners:** *"A lot of our customers drive in from outside the village... If they can't park, they won't come."*
- **Blackheath Natural Remedies:** *"Customers are already complaining about how difficult it is to find parking in Blackheath. To reduce it further would be disastrous for local shops"*
- **Butcher Curnow:** *"The loss of parking will destroy the village..."*
- **The Fabric Shop & Interiors:** *"Removing the station car park will seriously hurt local businesses like ours."*

These are just a few examples - see many more in the statements below.

The evidence we have submitted points to a clear risk that a significant reduction in station parking would deter customers, visitors and audiences, with consequential impacts on the economic viability of the Village. Against this, Avison Young's claim that the loss of parking is "not expected to have any detrimental impact" is speculative, unsupported, and is directly contradicted by the evidence.

### **Cumulative impact and the need for an independent economic impact assessment**

Avison Young's issue-by-issue response fails to assess the cumulative economic impacts of the proposal, despite the clear interaction between the loss of parking, disruption to the Farmers' Market and prolonged construction activity. In the absence of a robust, site-specific independent economic impact assessment, *there is a fundamental gap in the evidence base*, and without this, *the application cannot be adequately assessed, nor can the claimed benefits of the scheme be properly weighed against its harms*. We therefore request, as per our previous letter, that the Council require a full, independent economic impact assessment covering:

- The economic and accessibility impacts of the permanent loss of 141 parking spaces, including effects on local businesses, cultural venues (such as Blackheath Halls), visitor behaviour and spending patterns
- The viability of the Farmers' Market, including both temporary and permanent arrangements including stall capacity and operational constraints and the market's role in generating footfall for local businesses across the village.
- The combined (cumulative) impact of these changes together with the construction-phase disruption.

### **Mischaracterisation of our Submission**

We take issue with Avison Young's inaccurate description of our original letter as a "petition". Each signature has been provided by a named individual on behalf of a business, together with the business address. Many of us have included detailed statements about direct impacts. Our submission is a formal, evidence-based planning representation, not a petition, and must be treated accordingly.

### **Conclusion**

The developer's response does not resolve, or seriously engage with, the concerns we have raised. We remain supportive of delivering housing through appropriate development, but not at the expense of the Village's economic sustainability or community wellbeing. We therefore urge the Council to give significant weight to our continuing objection to the revised application.

Yours sincerely,

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[15grams](#)

Joe Faulkner  
30 Tranquil vale SE3 0QA



[Aesthetics by Lauren Turner](#)

Lauren Turner  
16 Tranquil Vale, Blackheath, London SE3 0AX

*"Having just opened our clinic in the village, patients are already complaining that they are finding it hard to get parked and are running late for their appointment. We are worried that the reduction of available parking spaces that this development would cause will negatively affect the footfall for our newly opened business."*



AESTHETICS BY LAUREN TURNER  
Medical Aesthetics Clinic

[Aiko Hair Salon](#)

Nathan Gooding  
50 Tranquil Vale, Blackheath, London SE3 0BD



[Beauty Base Blackheath](#)

Janine Quinn  
39 Montpelier Vale, Blackheath, London SE3 0TJ

*"Sunday is one of our busiest days because of the number of people who come to the farmers' market and then go around the rest of the village. Any change to that will hit us and the rest of the businesses really hard."*



*"If anything, this village needs more parking, not less. I've lost a lot of customers since I moved who won't pay for a sunbed because the parking is so difficult and expensive. That car park needs to stay and even better should offer free parking!"*

[Belmont Dry Cleaners](#)

Alex & Leslie May  
47 Tranquil Vale, Blackheath, London, SE3 0BS

*"Our customers come from all over and rely on being able to park. Take that away, and they stop coming — it's that simple. We've already seen businesses close; removing the car park would be a final blow to Blackheath Village."*



BELMONT

[Best One](#)

Malay Maniya  
11 Tranquil Vale, Blackheath, London SE3 0BU



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604  
22 December 2025**

[Blackbird](#)

Tracey parsons

28 Blackheath Village, London SE3 9SY

*"Sunday is one of the best days of the week because of the extra footfall from the farmers' market. It's hard enough to survive as it is so having less footfall on one of the busiest days of the week would be devastating and would probably mean closure sadly."*



[Blackburn Bridal Couture](#)

Russell Blackburn

56 Tranquil Passage, Blackheath, London SE3 OBD

Blackburn Bridal London

[Blackheath Coffee](#)

Gavin Brar

6-8 Blackheath Village, Blackheath, London SE3 9LE



[Blackheath Conservatoire](#)

Patrick Holden

19-21 Lee Road, Blackheath London SE3 9RQ

*"Blackheath Conservatoire has approximately 2,000 visitors a week. Many visitors have young children, access requirements or travel with heavy instruments and equipment. As such, the availability of local parking is an important consideration for the organisation."*

*The Conservatoire was built over 100 years ago and there is no parking on site. Finding parking in Blackheath is already difficult for visitors, especially at peak times. Any further reduction of parking capacity locally would almost certainly make visits more difficult and diminish the attractiveness of the Conservatoire as a community venue. This would necessarily impact the Conservatoire's ability to fulfil its charitable mission and reach the broad cross-section of the community that it currently does."*



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Blackheath Dry Cleaners](#)

Lavinia Chandler  
20 Blackheath Village, Blackheath, London SE3 9SY

*"A lot of our customers drive in from outside the village and park in the station car park. If they can't park, they won't come."*

**Blackheath Dry Cleaners**

[Blackheath Fruit and Veg](#)

Mehmet Ekinci  
17 Tranquil Vale, Blackheath, London SE3 0BU

*"The farmers' market and parking facilities are vital to the life of the village and to the survival of small businesses like mine. The market attracts a lot of visitors from outside the area who come into my shop and the other shops in the village. I am worried that the market won't survive long term. Losing the market would mean losing vital footfall and trade that we all rely on as less people will come and many businesses will suffer. Parking is already limited, and this development would make the situation even worse. If people can't find an easy place to park, they will go somewhere else where they can. This plan would also change the character of the village. The modern design does not fit with the feel of the area and would take away from what makes our community unique and attractive to visitors. For these reasons, I strongly oppose the development and ask the council to reject the proposal."*



[Blackheath Hair & Co](#)

Liz Ockendon  
26 Montpelier Vale, Blackheath, London SE3 0TA

**BLACKHEATH HAIR & CO**  
LONDON

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Blackheath Halls](#)

Gemma Okell

23 Lee Road, London, SE3 9RQ

*“Blackheath Halls holds 1,000 events every year, attended by 50,000 people. A proportion of visitors have to come by car, because they are travelling from far afield, have access requirements, are bringing a number of young children, or they need to transport heavy instruments and equipment to the venue.*

*As parking elsewhere in the village is a challenge, a major reduction of parking at the station would have a negative impact on Blackheath Halls’ ability to fulfil its charitable objectives, discouraging some community engagement participants and audiences from attending. It would also reduce our attractiveness to external hirers of the building. This would inevitably reduce our vital earned hiring income, which is what currently enables us to survive financially.”*

[Blackheath Locksmiths](#)

Richard Jackson

34 Blackheath Village, Blackheath, London SE3 9SY

[Blackheath Montessori Centre](#)

Jane Skillen

Independents Road, Blackheath, London SE3 9LF

*“From our perspective, what is also very much needed is spaces in the carpark for our staff to use on a daily basis, at a reasonable cost. I'm sure other businesses have staff who are not able to use public transport to get to work in the village, and since the prices in the carpark were inflated to an excessive cost for a weekly pass (most likely to discourage use so that the developers could say the carpark is not needed), our staff struggle to find a place to park at a manageable cost and within a reasonable walk to work. Sadly not everyone who works in the Village, lives in the Village! One of the things that gets mentioned about the Village is how nice it is that businesses get to know their regular customers; that's because people enjoy working in the Village. Let's make it easier for businesses to attract staff to work here and build relationships with their customers.”*

**BLACKHEATH HALLS**



blackheath montessori centre

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604  
22 December 2025**

[Blackheath Natural Remedies](#)

Alina Frymorgan

32 Blackheath Village, London SE3 9SY

*"Customers are already complaining about how difficult it is to find parking in Blackheath. To reduce it further would be disastrous for local shops. The market as it is now is thriving and brings customers into the village and makes it a destination point for retail. If we take away the opportunity to come in, park, shop and dine the value of the village will diminish. In overbuilt Lewisham this is the last historical village. It has such a unique appeal and is the pride of Lewisham. Please let's keep it this way."*



[Blackheath Osteopathy & Associates](#)

Alex Cobian

47 Montpelier Vale, Blackheath, London SE3 0TJ



[Blackheath Vintners](#)

Robin Eadon

26 Tranquil Vale, Blackheath, London SE3 0AXf

*"It's important not to underestimate the importance of the Farmers' market to the high street. Sundays are an important day for us and without the Farmer's market the high street will definitely suffer in what is already a challenging environment - not to mention the impact the loss of parking will have which is difficult enough already"*



[Blackheath Yoga](#)

Chrisi White

35 Tranquil Vale, London SE3 0QG

*"Sunday is the busiest day in the village and also the busiest day for our business - I am concerned about the lack of accommodation for the market during development and thereafter. Many of our clients combine a visit to our studio to take a yoga class with a visit to the farmers market and undoubtedly there would be a significant impact on the many independent businesses in the village."*



[Blue Tit Blackheath](#)

Smitha Islam & Ricky Forrest

11 Montpelier Vale, Blackheath, London SE3 0TA



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Bonds Gentlemen's Barbershop](#)

James Mezieres  
29 Tranquil Vale, London, United Kingdom, SE3 0BU



[Bookshop on the Heath](#)

Paul Watts  
74 Tranquil Vale, Blackheath, London SE3 0BW

Bookshop on  
the Heath



*"Blackheath Village businesses rely on strong footfall throughout the week, and provision of sufficient car parking spaces is key to achieving that. There is already pressure on available car parking spaces so the significant reduction in capacity proposed by the station car park development is not acceptable and should be rejected"*

[Boulangerie Jade](#)

Christophe LeTynevez  
44 Tranquil Vale, Blackheath, London SE3 0BD



*"The rent for the commercial units in the development will be very expensive so it'll end up with yet another chain rather than an independent. Do we really need more chains in the village? The car park may look underused but that's because of a lack of knowledge and the fact it's not properly signed. Even so, is very useful and as a business we need that car park"*

[Buddha Taste](#)

Toan Van Do  
8 Royal Parade, Blackheath, London SE3 0TL



[Buenos Aires Cafe](#)

Kate Vargas  
17 Royal Parade, Blackheath, London SE3 0TL



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604  
22 December 2025**

[Butcher Curnow Opticians](#)

Philip French

19 Tranquil Vale, Blackheath, London SE3 0BU

*"The loss of parking will destroy the village because people won't want to come here knowing they're going to be driving round in circles for half an hour trying to find a parking space. They'll just go somewhere else where they can park easily. The years of building works will undoubtedly create misery for all the people living in the area. This development won't solve the housing crisis – it'll just line the pockets of greedy developers."*



[Café East Pho](#)

Chris Nim

3-5 Montpelier Vale, Blackheath, London SE3 0TA



[Cancer Research UK \(Blackheath branch\)](#)

Grace Waring

6 Montpelier Vale, Blackheath, London SE3 0TA



[Cha-Louis](#)

Pirate Pendergrast

1 Blackheath Grove, London SE3 0DD

*"I believe this development would be devastating for the village, its small businesses and local residents."*



[Chandler Wright Hair](#)

David Wright

7 Lee Road, Blackheath SE3 9RQ

*"Independent Blackheath businesses are disappearing and we cannot survive if our clients cannot park, they'll just stop coming. The consultation process has been impossible to navigate; it's all smoke and mirrors"*



*As seen on ITV London news – Sunday 31 August 2025*

*"It's my livelihood – I'm really concerned about it"*

[Clarendon Fine Art](#)

Kezi Shenyuz

40 Tranquil Vale, Blackheath, London SE3 0BD



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Comber & Co.](#)

Jeremy Comber  
2 Montpelier Vale, London SE3 OTA



[Costa Coffee](#)

Vickie Bell  
41 Tranquil Vale, Blackheath, London SE3 OBU



[Cote Brasserie](#)

Arne Minderyte  
15-16 Royal Parade, Blackheath, London SE3 OTL



*"Sunday is one of the best days of the week because of the extra footfall from the Sunday market. Parking is already a big issue for our trade, this development would definitely affect our trade."*

[Daiva's Hair and Beauty Studio](#)

Daiva Margyte  
63 Tranquil Vale, Blackheath SE3 OBP



[Devernois](#)

Suzanne Swords  
42 Tranquil Vale, Blackheath, London SE3 OBD



*"I've been here as an independent business for 26 years. I'm the only Devernois shop in the UK so my customers come from all around and they need to be able to park. A lot of them come on Sundays since it's the last remaining day with free parking. Finding a space is already difficult but Sunday parking will become a nightmare without the car park particularly if all the trader vans are being forced to park in the village too... The first I knew of this development was when a customer told me a planning application had been put in – so much for consulting us."*

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Ellis Butchers](#)

Nick Ellis

12 Blackheath Village, Blackheath, London SE3 9LE

*"My big worry is the farmers' market as we get so much trade off the back end of that. If it's relocated, changed or worse, doesn't survive – which I think is likely – we're in serious trouble. Sunday is our busiest trading day in terms of customer spend per hour. With the price of rents and overheads in the village as they are, even a small change in footfall on a Sunday will make things so much worse for us. I'm also worried about the proposed commercial unit – it won't be an independent – it'll most likely be a small supermarket because they're the only people who could afford it and that will be terrible for us because we can't compete with supermarket prices and we'll have one on our doorstep. The parking is obviously also an issue for us"*



[Everest Inn](#)

Yadav Bhandari

41 Montpelier Vale, Blackheath, London SE3 0TJ



[Farrow & Ball](#)

Suzanne Perrett

48 Tranquil Vale, Blackheath, London SE3 0BD



[Felicity J Lord](#)

Mariella Petralia

23 Tranquil Vale, Blackheath, London SE3 0BU



[Franco Manca](#)

Nikoleta Bozhkova

58-62 Tranquil Vale, Blackheath, London SE3 0BN



[Fresh Lifestyle](#)

Michael & Wendy McLeod

43 Tranquil Vale, Blackheath, London SE3 0BU



[Glam Cars](#)

Debbie Jessup

2A Blackheath Village, London SE3 9LE



[Goldex Fitness](#)

Gavin Brar

1 Lawn Terrace, Blackheath, SE3 9LJ



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Grant Saw Solicitors](#)

Joanna Godden

Grant Saw House, 8 Tranquil Passage SE3 OPB

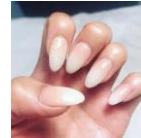
*"We are objecting on the grounds that the increased traffic and problems accessing parking spaces will adversely affect our clients and staff and thus our business."*



[Hannah Nail Spa](#)

Lynn Nguyen

38 Tranquil Vale, Blackheath, London SE3 OBD



[Heath Estates](#)

Sue Magee

23 Montpelier Vale, Blackheath, London SE3 OTJ



[Herbs Plus](#)

Baifang Zhu

21 Tranquil Vale, Blackheath, London SE3 OBU



[Hortus](#)

Brian Hamilton

26 Blackheath Village, London SE3 9SY

*"The Sunday market could be classed as the life blood of the village; it brings in so many shoppers, who spread out after attending the market to the many shops and services within the village. It is also a real community asset, for families and all age groups to meet up. Without the Sunday market, our weekend trade, which many shops rely on would be greatly reduced. Retail is going through a very difficult time, and the loss of the market could be the final and devastating blow to the retailers and wider community of Blackheath. If this happens, I believe it will unduly result in the closure of some Blackheath businesses."*



*Parking presently is of great concern; without the car park it is so difficult to find a parking space. We hear often in the shop that people no longer visit Blackheath due to lack and cost of parking.*

*The loss of both parking and Sunday market in its present position, combined will undoubtedly be devastating for Blackheath."*

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[In Focus Opticians](#)

Ash Hirani

13 Montpelier Vale, Blackheath, London SE3 0TA

*"This proposed development is an abomination. It is not in keeping with the aesthetics of the village, and will make it impossible for many of our elderly customers who come to see us for their eyecare needs. It's hard enough for small businesses already without losing high spending customers who will inevitably go elsewhere because they can't find anywhere to park."*



[jdm Estate Agents](#)

Richard Piddock

36 Montpelier Vale, Blackheath, London, SE3 0TA



[Jigsaw](#)

Emilie Raud

5-7 Tranquil Vale, Blackheath, London SE3 0BU

J I G S A W

[John Lewis of Hungerford](#)

Kiran Noonan

70 Tranquil Vale, Blackheath, London SE3 0BN

JOHN LEWIS of  
HUNGERFORD

[Judge & Priestley Solicitors](#)

Isabel Elliot

9 Tranquil Vale, Blackheath, London SE3 0BU

j&p

[Khans](#)

Sanuj KC

28 Montpelier Vale, Blackheath, London SE3 0TA



[Kindleigh Folkard & Hayward](#)

Matthew Stanway

25-27 Montpelier Vale, Blackheath, London SE3 0TJ

Kinleigh Folkard & Hayward



[Lark](#)

Dominic and Priya Crowe

30 Montpelier Vale, Blackheath SE3 0TA

lark

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Le Bar a Vin](#)

Claire Ballard

72 Tranquil Vale, Blackheath, London, SE3 0BN



[Le Creuset](#)

Anna Greenland

21 Montpelier Vale, Blackheath, London SE3 0TA

*"Building on the car park would impact the farmers market, which would reduce our footfall on Sunday, which is a key trading day for not only Le Creuset but also many other stores within Blackheath."*



[Leyf Nurseries](#)

Stacey-Jane Whitfield

21 Lee Road, Blackheath, London SE3 9RQ



[Lordship Flooring](#)

Glenn and Arabella Budd

56 Tranquil Vale, London SE3 0BD

*"British high streets are failing, yet we have a thriving village full of independent, interesting businesses that works. It is naive to think that parking is unimportant. The fact that there is always space in the station brings people here from all over. If parking is scarce, footfall will drop and the essence of the village will disappear."*



[Luminis Beauty](#)

Eleanor Heatley

1A Creswell Park, Blackheath, London SE3 9RD



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604  
22 December 2025**

[Madeleine's Creperie](#)

Josua Gerasch

1-3 Tranquil Vale, Blackheath, London SE3 0BU

*"I have outside tables that are an important part of my business model. Who is going to want to sit there with a major construction project going on 20m away? Nobody even came to talk to me about this. The farmers' market being where it is, is also critical to me as I'm so close and the Sunday trade I get as a result is absolutely key to the survival of my business. I'm worried that moving it or, even worse, removing it will leave the business vulnerable."*



As seen on ITV London news – Sunday 31 August 2025

*"I will struggle financially and it will probably mean that I will have to close the shop"*

[Mary Evans Picture Library](#)

Luci Gosling

59 Tranquil Vale, Blackheath, London SE3 0BS

*"Mary Evans Picture Library has been part of Blackheath since the company was founded in 1964. It's a unique location for a unique business like us and we cherish the village location, the community atmosphere, the fine architectural heritage and the wide-open space of the heath. The car park proposal shoehorns a bloated development into the historical centre of Blackheath. It is insensitive to the surrounding streets, both in size and style, and will add considerably to the village's traffic congestion. We oppose it. Blackheath is one of the few remaining 'villages' of London to be comparatively untouched by modern development and we believe it should remain that way"*



[Mathsnasium of Blackheath](#)

Laaggulan Kesavarajan

11 Lee Rd, Blackheath, London, SE3 9RQ



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Montpeliers](#)

Michael Caine  
35 Montpelier Vale, Blackheath, London SE3 0TJ

*"I oppose the Acorn development of the car park. It has no benefit but will have only a negative effect on our village and quiet enjoyment for residents and small business owners alike"*

MONTPELIERS  
BLACKHEATH

[Mullally Dental Practice](#)

Shahryar Beheshti  
7 Montpelier Row, Blackheath, London, SE3 ORL



[My and Me](#)

Jade Ashman  
1 Tranquil Vale, Blackheath, London, SE3 OBU

mychildcareandme™

[Oksa](#)

Taylor Whelan  
20 Montpelier Vale, Blackheath, London SE3 OTA

OSKA

[Oxfam](#)

Nicola Gatt  
68 Tranquil Vale, Blackheath, London SE3 OBN



[Panas Gurkha Restaurant](#)

Sujan Katuwal  
28 Montpelier Vale, London SE3 OTA



[Pets Corner](#)

Molly Mayne  
32 Montpelier Vale SE3 OTA



[Postmark](#)

Luke Freeman  
13 Blackheath Village, Blackheath, SE3 9LA



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Reeba](#)

Jeff Wagland

47 Montpelier Vale, Blackheath, London SE3 0TJ

*"We need parking for the village to survive. Parking is hard enough as it is without taking away the one place where clients can reliably park. The station car park is the first and most convenient place to park for clients when no bays are free and they're driving round and round looking for a place to park. The viability of the farmers' market is also very important to us – the village comes alive on a Sunday and we need the footfall generated by the market."*



[Rockpool Fishmongers](#)

Kevin Hughes

12 Montpelier Vale, Blackheath, London SE3 0TA

*"Given the impact this is going to have on us, the lack of consultation is absolutely outrageous. We have serious worries about the effect of the parking and the disruption and change to the farmers' market will have on our businesses that haven't been considered. This is a real and serious threat. NO to this development."*



[Saffron Club](#)

Suraj Kc

39 Tranquil Vale, Blackheath, London SE3 0BU



[Selectric](#)

Alan Hemmings

15 Lee Road, Blackheath, London SE3 9RQ

*"The main problems that I foresee with the development of the car park is the lack of parking for customers and the potential reduction in footfall on a Sunday. Our Sunday trade relies heavily on the Farmers market running and as a small business, just like the stall holders at the market, we rely on this a major source of income."*



[Shepherd Food & Wine](#)

John Shepherd

7-9 Blackheath Village, London SE3 9LA



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Snack Heath](#)

Nadine Hector  
49 Montpelier Vale, Blackheath, London SD3 OTJ

[Space NK](#)

Sophia Omosefe  
33-35 Tranquil Vale, Blackheath, London SE3 OBU

[Sparklysmile Dental](#)

Phil Eisenberg  
19 Montpelier Vale, Blackheath, London SE3 OTA

*"I have lived in Blackheath for over 55 years and have worked there for 38 years. I already find myself spending hours a week organising parking for my patients through the app that doesn't work and will now find it even harder with the threat to the numbers of spaces in the main car park. I should be helping the community with their smiles and not protecting them from even more gnashing of their teeth. A proper consultation and plan are needed urgently."*

[Staycation Vintage Parasols](#)

Gina Martin  
Royal Parade Mews, Blackheath, London SE3 OTN

*"I rely heavily on weekend footfall to the village to gain exposure for my parasols, especially the demographic of market visitors from the area. These are usually on a more relaxed shopping schedule than during the week, often having a wander around the village, browsing."*

[Sun Bo](#)

Wai Hong  
15 Tranquil Vale, Blackheath, London SE3 OBU

[Taste of Raj](#)

Mohammed Muhith  
9 Royal Parade, Blackheath, London SE3 OTL

*"The car park should not be demolished for building construction"*

[The Blackheath Bookshop](#)

Tobias Jennings  
34 Tranquil Vale, London, SE3 OAX

[The Blackheath Clinic](#)

Dr Eoghan Mac Sweeney  
18 Tranquil Vale, Blackheath, London SE3 OAX

**Snack Heath**

**SPACENK**

**SPARKLYSMILE**

  
**STAYCATION  
VINTAGE PARASOLS**

**新寶 Sun Bo**  
020 8852 4059 - 020 8045 4556 *Free Home Delivery*  
\* Chinese Food  
\* Peri Peri & Fried Chicken  
\* Eat & Takeaway

  
**TASTE OF RAJ**  
SINCE 1995  
EXPERIENCE AUTHENTIC INDIAN FOOD

**Waterstones**

*The*  
**BLACKHEATH CLINIC**  
Exceptional healthcare, thoughtfully delivered

**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[The Blackheath House](#)

Lily Sam  
5 Lee Rd, Blackheath, London SE3 9RQ

*"Sunday is one of our best days because of the farmers' market. If we lose that it'll be a disaster"*



[The Crown Pub](#)

Jan Mulerson  
49 Tranquil Vale, Blackheath, London SE3 OBS



[The Fabric Shop & Interiors](#)

Louise Iandoli  
3 Tranquil Passage, Blackheath, London SE3 OBJ

*"We need the parking provided by the station car park for both customers and staff. We have a lot of elderly customers who find the parking in the centre of the village too difficult because they can't cope with the apps. In the station you can do it manually. We're already finding some of them asking if we can go to them rather than them come to us because of the parking and that's only going to get worse if this development goes through.*

*The bays in the village are limited to 2 hours and you can't top up like you can at the station car park - you have to leave and then can't return for 3 hours. A lot of our customers come from quite a long way away – Kent for example – and so will try to combine coming to us with other things like having lunch but this isn't possible with the central parking because 2 hours is too short.*



*There are also very few disabled bays in the village.*

*Removing the station car park will seriously hurt local businesses like ours."*

[The Hare & Billet](#)

Natalia Farinati  
1a Hare and Billet Rd, Blackheath, London, SE3 ORB

**THE  
HARE & BILLET**

[The London Bath Company](#)

Tellisa Stanbury  
15 Montpelier Vale, Blackheath, London SE3 OTA



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[The Workers' League](#)

Gina Martin

44 - 50 Royal Parade Mews, Blackheath, London  
SE3 OTN

*"The proposed development will vastly reduce the options for parking within the village. Many of our daily co-working desk members and private meeting room users rely on local parking in order to come and use our facilities for the day rather than going into the city, and so this proposed removal of amenities will no doubt impact The Workers League ability to host as many business people using cars, the same people that also bring significant revenue to the local food suppliers in the village when they pop out for lunch!"*



[Tiny Brew Coffee](#)

Marca Peake

Blackheath Station, Tranquil Vale, London SE3 9LE

*"I strongly oppose the proposed housing development planned for the Blackheath car park due to the contractors' complete disregard for the character of the area and the lack of proper consultation with the community. It is deeply concerning that no meaningful effort has been made to engage with local residents or businesses, whose insights and concerns should have been a fundamental part of the planning process. Instead, the development appears to be driven by outside interests with little understanding or respect for the impact it will have on the local environment and way of life. Particularly troubling is the fact that the new building will directly overlook a primary school, raising serious concerns about privacy and safety for the children. This project reflects poor planning and a clear failure to consider the needs and values of the Blackheath community."*



[Toni & Guy](#)

Dan and Jackie Lark

54 Tranquil Vale, Blackheath, London SE3 OBD



[Treowe](#)

Louise Fitoussi-Findlay

Brigade House, Brigade St, Blackheath, London SE3  
OTW



**Subject: Blackheath Businesses objection to the revised planning application DC/25/139604**  
**22 December 2025**

[Tziganos](#)

Antonio Faja

17 Montpelier Vale, Blackheath, London, SE3 0TA

*"We are one of the independents in the village. From a business perspective, the village already has a problem with parking and they're now proposing to take away the main car park. That will be terrible for us and for our customers."*



*"As a father I love the community feel of the Farmers' market. If that were to end up going it would be like taking the soul out of the village."*

[Village House Shoe Repairs](#)

Lee Covington

21A Montpelier Vale, Blackheath, London SE3 0TA

**VILLAGE HOUSE SHOE  
REPAIRS**

020 8265 0498 - [info@villageshoerepairs.co.uk](mailto:info@villageshoerepairs.co.uk)

[Village Staff](#)

Lorraine Power

45 Tranquil Vale, Blackheath, London SE3 0BS

*"Parking is an absolute nightmare as it is. To remove spaces is going to make it even worse. We need parking spaces for potential candidates to come in and register as that takes time. On top of that the development is a total eyesore that's not in keeping with the village."*

**Village Staff Limited**  
FOR A FAST EFFICIENT PERMANENT AND TEMPORARY SERVICE

[Woods of London](#)

Paul Turner

22-24 Montpelier Vale, Blackheath London SE3 0TA



[Zero Degrees](#)

Adel Oudjit

29-31 Montpelier Vale, Blackheath, London SE3 0TJ



## References

---

<sup>1</sup> Each Sunday, the Blackheath Farmers' Market – centrally located in the station car park - brings around 2,000 – 3,000 shoppers into the heart of Blackheath village. Far from taking trade away from our businesses, the exact opposite is true: visitors to the market spill out into the wider village, making, for many of us, Sunday the best trading day "pound for pound". This 'spill-over' effect is well documented, for example here on the London Farmers' Markets Ltd website ("[Most research has shown that farmers' markets increase footfall in an area and actually increase trade for local businesses by as much as 20 – 30 %](#)")

<sup>2 2</sup> From the Sunday Telegraph article: "[It's too narrow," explains nearby resident and regular shopper Barry Shaw, referring to the area the developer has allocated the market. "There isn't actually space. The problem is that they've taken a notional market stall and calculated the space \[based on that\]. But that's not how markets work. People mill, there's a really good social scene, and a lot of us come out and meet our friends. It's a proper local village market."](#)

<sup>3</sup> In the Sunday Telegraph article "[Farmers' markets are a fresh food lifeline – but will they survive the housing crisis?](#)" published on Sunday 17 August 2025, long standing trader Keith Bennett, who has over 22 years of experience at Blackheath Farmers' Market, states: "[It's like the Sword of Damocles. It hangs over us, with no sure knowledge of what's going to happen, or whether the market will be feasible](#)"

<sup>4</sup> London Farmers' Markets Ltd has come out in support of the development: "[We believe that this development offers a viable market space and represents an improvement over the market's current situation](#)". This statement has been made without any credible supporting evidence: no analysis of the impact on the farmers' market of location and layout changes has been undertaken; no impact assessment of the effect of these changes on local businesses or the wider village economy has been undertaken.

Items cited as offering "improvements" are not credible. For example how is "[parking for some stalls](#)" an improvement over the current "parking for all stalls"? Director of the LFM Ltd Ian Smith appears to contradict the LFM Ltd's own claim that this represents an improvement when he "[concedes there will be less room for vans, which could be a problem for certain traders](#)". That this is a problem is supported by statements from Keith Bennett who implies he would be forced out by the changes in van parking: "[Bennett says he needs to bring his chiller van onto the site and at his age is too old to carry hundreds of kilos of meat to and from his pitch](#)"