



Registered charity number: 1196292

Alfie Williams
Planning Department
London Borough of Lewisham
Laurence House
1 Catford Road
LONDON, SE6 4RU

1 October 2025

Dear Alfie,

RE DC/25/139604 - Car Park, Blackheath Station, Blackheath Village SE3

Parking Review Independent Assessment by Peter Evans Partnership

We raised significant concerns in April regarding the proposed redevelopment of Blackheath Station Car Park, specifically in relation to parking loss, road safety, servicing, and visitor access. In addition, we present further detailed analysis supporting the concerns about the parking proposals in the application.

Please find attached a copy of a parking review commissioned from the Peter Evans Partnership. Their independent assessment of the applicant's submission has identified the following serious shortcomings:

- **Survey and Data Limitations:** The applicant has relied on a single day's survey data from June 2024, with no consideration given to weekends or peak trading periods for Blackheath Village businesses. This omission represents a fundamental flaw.
- **Loss of Public Parking:** A net loss of 145 public car parking spaces has been identified. The wider implications of this reduction have not been adequately assessed by SLR.
- **Displaced Parking Demand:** The impact on commuters has been underestimated. Evidence shows that parking provision is already insufficient between 10:30 and 16:00. This shortfall would disproportionately affect short-stay visitors, as commuters are likely to occupy scarce local spaces.
- **Visitor Parking:** No dedicated provision has been made for visitors to the proposed residential or commercial/café units. These vehicles would be forced to compete with displaced drivers, further intensifying pressure on surrounding streets.

- **Road Safety:** The removal of a safe drop-off/pick-up area poses significant risks for parents at John Ball School, with displacement likely to Baizdon Road or within the new development itself. Local accident records already highlight pedestrian and cyclist vulnerability, which this proposal would only exacerbate.
- **Servicing and Deliveries:** While larger service vehicles are acknowledged, the substantial volume of smaller deliveries (supermarket, courier, and food delivery services) has been excluded from the traffic generation assessment, despite their clear frequency and impact.
- **Equality Act Implications:** The proposals will materially disadvantage disabled users and other station users, both during construction and once operational. These impacts have not been fully considered.
- **Future Parking Pressures:** The absence of an assessment of visitor demand and smaller delivery vehicles will inevitably place further strain on Blackheath Grove Car Park and surrounding on-street parking.

In conclusion, the applicant's assessment is incomplete and significantly underestimates the impact of parking loss on the wider Blackheath area. This in turn underlines the concerns we and local businesses share regarding the threat posed to the economic life of the Village. Without a full and rigorous review, it is difficult to see how the London Borough of Lewisham can reasonably determine this application.

Yours sincerely

The Blackheath Society