

Blackheath Padel Court Action Group
c/o 107 Blackheath Park
London
SE3 0EX

6th May 2025

Attn: Chris Leong
Planning Office
2nd Floor
Woolwich Centre
35 Wellington Street
London
SE18 6HQ

Dear Sir,

Planning reference: 25/0793/F

We the undersigned are the committee members of the **Blackheath Padel Court Action Group**. We represent 128 local residents who have been validated as living on the Blackheath Cator Estate. For clarity, we work with and Blackheath Cator Estate Residents Ltd and The Blackheath Society, but we are separate from them.

Our group very strongly objects to the proposed development. We do so for multiple reasons. These are explained in detail in the attached reports that we have commissioned to support our objections. These are:

- 026026-R01-B Peer review of noise impact assessment – Sandy Brown
- BUILT HERITAGE ASSESSMENT – Montague Evans
- PLANNING REPORT OBJECTING TO 25/0793/F – DCC Town Planning Ltd

In brief, these reports conclude that:

1. We believe the indoor padel courts (we use Padium's definition of "indoor" here") is contrary to the definition of Metropolitan Open Land (MOL). An outdoor tennis court is not consistent with an industrial indoor padel court.
2. We believe the change of use from Tennis Court to Padel Courts will cause considerably more noise. The gardens of adjacent properties will be unusable because of the extra noise. Some of the houses close to the site are Grade II

listed buildings that cannot install double glazing.


3. The location of any padel court so close to residential homes is unacceptable. TA number of padel tennis societies agrees with this statement and recommend that at an absolute minimum there should be at least 100m distance from residential dwellings, with a number recommending 160m of separation.
4. The Padel Court Design, though outside the Blackheath Conservation Zone, does substantial harm to the adjacent conservation area. The trees shielding the court are deciduous and lose all foliage in winter. Even in summer, the very thin nature of these trees will do very little to conceal the very high building.
5. The additional traffic that will be generated by the Padel Club will represent a significant increase in traffic of several orders of magnitude and is incompatible with the private roads on the Cator Estate, the maintenance of which are paid for by residents of the estate. There are insufficient parking spaces on the site and parking on the estate is strictly controlled.
6. There will be harm, if not destruction, of the indigenous bat population that has not been assessed correctly. This is contrary to European and UK legislation: the Conservation of Habitats and Species Regulations 2010.
7. There will be considerable light pollution caused by the large number of high intensity lights that are necessary from padel tennis.

The reports listed above are attached. These have been done by established experts in their fields. These reports have been commissioned by and funded by the residents. Given the very tight timescales for the consultation and given that this was made public over the Easter week and May Bank Holiday, we have not had time to conduct a full traffic survey. We will be doing this and will submit it as soon as it is available.

We conclude that there are sufficient reasons why this development cannot and should not proceed that we request that the Royal Borough of Greenwich Planning Department rejects this application on the grounds that it is totally incompatible with the designation of the land and the location. Furthermore, this should be done in a way that states in an unequivocal form that no amendments to the plans could ever be acceptable.

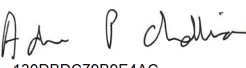
Yours faithfully

The committee for the Blackheath Padel Court Action Group, for and on behalf of the group membership.

DocuSigned by:

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Martin Carr
31 Morden Road

Trevor Pugh
21 Morden Road

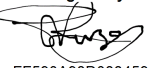
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Adrian Challinor
107 Blackheath Park

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Tom Brown
100 Blackheath Park

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