

From: [REDACTED]
Sent: 02 September 2025 20:48
To: planninginfo
Subject: Application No: DM/25/1185

[REDACTED]
Dear Mr. Galyas,
We wish to register the following concerns, which are four-fold:

1. Significantly increased noise disturbance

- *Padel tennis produces a lot more noise and disruption than tennis because of the hard bats and pressurized balls against the court walls. Noise generated by a padel racket's impact with a ball can reach **60–70 decibels (dB)**, though this can vary. This sound is just one component of the overall noise on a padel court, which can average much higher due to other factors.*
- *A planning proposal to construct two padel courts at a club in Bath was turned down last week by the Bath and North East Somerset Council. One of the eleven tennis courts in the club was to have been replaced with two padel courts and a tiny tennis court. Padel courts in Bath have been closed because of racquet sounding like **gunfire**. Accordingly, the Bath council has banned proposals to turn a Bath tennis court into padel courts. Following the example of Bath, Mid Sussex District Council should veto plans to convert the St. Francis Sports and Social Club tennis court into padel courts due to concerns about noise pollution and traffic disruption for nearby residents.*
- *The entire elevation of the south-facing residences of Southdowns Park will be directly affected by the noise, especially because they have an uninterrupted vista facing the South Downs, across which there will be no noise abatement from the Padel Courts. There is no natural barrier to the noise from the racquets which will be too loud for the **mental health** of the neighbouring households, where ironically Southdowns Park was originally built to deal with mental health issues and offer peace, quiet and rest for its residents. Given that the south-facing elevation of Southdowns Park is constructed entirely of brick, the noise reverberation will be magnified in echo to the original noise levels.*
- *On average, covered or indoor padel courts can produce significantly higher noise levels for surrounding areas than open-air courts due to reverberation. While an open-air court allows noise to dissipate, an enclosed or covered space causes sound to echo off the walls and ceiling, amplifying the noise. The specific decibel difference will depend on several factors, but enclosed courts are consistently louder and require noise mitigation strategies. Padel Sports can reach noise levels of **68 – 70 dB** during busy times (for example, a facility with several indoor Padel Courts and 1 outdoor Court).*
- *There is a local covenant at Southdowns Park that prohibits excessive noise after 8 pm. This will limit the use of the padel court especially in the summertime when the evenings are lighter longer.*

2. Light Pollution Disturbance

- *If lighting is permitted for access to the courts at dusk and after sundown, those lights will create an ambient disturbance especially to the south-facing residences of Southdowns Park. One solution would be to forego installing any lighting, so that the courts could be closed, dark and empty at nightfall, year round.*

3. Highway safety issues

- *The entrance road to Southdowns Park is brick paving which has already suffered subsidence due to excess Hospital traffic, heavy lorries and delivery vans. The circular road is too narrow for free-flowing two-way traffic and Southdowns Park has had to install traffic calming speed bumps to try to mitigate the pressure of drivers who use the road as a "rat-run" to the hospital.*
- *There is a further concern for the safety of resident pedestrians (some elderly), Busy Bees pre-schoolers, and dog-walkers in the neighbourhood. As there is no traffic control of a speed limit, some drivers "just passing through" drive far too fast and present a clear danger to the people and animals walking in the neighborhood.*
- *There is no space for additional parking that would be required for the public use of the sports facility. There are only 7 parking spaces designated for the swimming pool, no unallocated parking in the Southdowns premises, and restricted parking at the bowling club. If tournaments are organised the demand for parking would increase exponentially. Because of inadequate parking facilities at the hospital and the swimming pool, there is a constant stream of traffic driving around the circular road looking for overflow parking which does not exist.*

1. 4. Health concerns

- *What sanitary facilities would be provided i.e. toilet, washroom and potable water facilities? Would the users of the courts have access to the swimming building's facilities during the same opening hours?*

Unfortunately we have been unable to view the detail of the application and its related documents because they have not been made available to be read from a remote server, thus inaccessible to the disabled who cannot get to the Council Offices. We would like to have had read the Acoustic Report. *What measurements did the Acoustic Report take and from what position? How did they recreate the purported noise level at ground level and up on the terraces of Southdowns Park?*

This application is not temporary in its intent because the applicant would not make such a large investment if permission were to be withdrawn after 36 months.

Yours sincerely,


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