Bonser, Jack

From: Goodier, Melanie
Sent: Friday, 18 September 2026 15:36
To: Anthony, Laura
Cc: Development
Subject: AVA/2026/0405 - Change of use from Class B2 to Class E(d) - 11 padel courts etc. at Units B & C, Heage Road Industrial Estate, Ripley (Our Ref. 26/10762/PL01)
Attachments: Site Location Plan.pdf; Existing and Proposed GA Plans and Elevations_Rev. P04.pdf

Hello Laura,

Proposed development
The 'Planning, Design and Access Statement' describes the proposed development (Use Class B2 to **E(d)** – indoor sport, recreation or fitness, not involving motorised vehicles or firearms) as consisting of 5 double and 1 single padel tennis courts within the main workshop areas of two former industrial units, accommodating up to 22 players during any given session. The drawings indicate no external changes other than re-painting the cladding. In relation to adverse impacts, the document states:

'The nearest residential property is located circa 15m to the north of the site. The site would operation [*sic*] daily from 06:00-23:00 [daily]. A Noise Impact Assessment has been submitted indicating that noise does not pose a constraint to development'. (paragraph 9.2)

Objection
I note that one objection has been received citing some concerns of relevance to this team:

- The previous industrial occupier operated 07:30-17:00 on weekdays, significantly less than the proposed operating hours/days;
- Noise from increased vehicle movements, use of the car park, people coming and going; and
- The *boundary* with the nearest neighbour is 3m, rather than the 15m (to the nearest *elevation*) stated in the application.
  As the rear garden of the nearest noise sensitive receptor (261a Heage Road) runs alongside the north-east elevation of unit, impacts on noise levels in the garden, as well as inside the dwellings, needs to be considered.

Noise
I can advise that this team holds no records of any relevant complaints about the application site to date.

The 'Planning, Design and Access Statement' states that access to padel facilities in the area is currently limited (2 in Ilkeston, 4 in Mansfield and 22 in Derby). An application for padel courts at Duffield is also currently under consideration (**AVA/2026/0217**). As such, we have limited practical experience/evidence with which to assess the likely impact of noise associated with such facilities.

Evidence from France (https://www.sciencedirect.com/science/article/pii/S2590252026000073?via%3Dihub), January 2026, describes issues with the siting of padel courts, particularly in residential settings:

'The sport's acoustic signature, comprising dry, impulsive sounds from ball-racket and ball-glass impacts, metallic clangs on the wire-mesh fence, and players' vocalizations, generates substantial annoyance for nearby residents and has become a leading cause of legal disputes in several countries. Acoustic studies report sound power levels around 89-91 dB(A), with peaks exceeding 100 dB(A), and comparisons with tennis indicate higher perceived annoyance for padel. International experience, such as the large-scale expansion of padel centres in Sweden, illustrates how market-led growth can outpace planning controls and raise broader environmental concerns.'

'The close siting of some padel sites near dwellings, combined with an acoustic signature of impulsive, repetitive sounds, exposes nearby residents to noise nuisances that may adversely affect their quality of life.'

'Our observations are consistent with existing recommendations and technical guides that advocate minimum distances (often ≥100 m, modulated by the number of courts and the urban context) precisely to limit the impact of the activity's impulsive, repetitive sounds.'

'Our findings support clearer siting conditions: (i) minimum setbacks modulated by built context and number of courts; (ii) distance-triggered, LoS-informed acoustic studies for projects located <100 m from dwellings; and (iii) post-implementation follow-up (monitoring, mediation, engineered barriers or enclosure).'

Advice from other local authorities with experience of padel courts includes:

- Noise assessments should include representative baseline background noise measurements (LA90) covering the full range of proposed operating hours, including evenings, weekends and bank holidays when background noise levels are likely to be lower;
- Predictions should consider worst-case concurrent use of all courts and should be made at the façades of the most exposed receptors, including first-floor habitable rooms. Predictions must also be made for the impact in external amenity areas. LAeq metrics alone are insufficient; assessments should also provide LAmax or LAfmax predictions. Corrections to the predicted LAeq must be made to address the frequency and repetitive nature of impulsive events. All source noise data and assumptions should be clearly set out;
- In the absence of UK specific padel noise standards, the principles of BS 4142:2014+A1:2019 are sometimes used as an analytical framework to compare predicted padel noise levels against representative background sound levels, with appropriate correction for impulsive and distinctive characteristics. As the application of this Standard to padel /player noise is technically beyond its scope, it should not be applied mechanistically but to inform professional judgement and support proportionate, evidence-led decision-making;
- Where potential adverse impacts are identified, applicants should demonstrate mitigation at source, including court layout and orientation, acoustic screening designed for line-of-sight control at receptor height, operational restrictions and, where appropriate, a Noise Management Plan covering monitoring and complaint handling;
- Reference to practical articles on NIAs for planning, UK noise standards and real-world mitigation published by May Walters Ltd Acoustic Consulting at https://maywaltersacoustics.co.uk/blog/.

The Lawn Tennis Association's website (LTA) states that it follows The SAPCA Code of Practice for the Construction of Padel Courts with key information in the LTA Padel Court Data Sheet. These documents list key considerations involved in a planning application, including noise and lighting (paragraph 1.1.2):

1.1.2 Specific points to consider before proceeding with a padel court project

1. Planning consent for the for the construction and installation of a padel court and/or covered structure will be required.

2. Location for the proposed padel court should be considered in relation to noise and light disturbance to the surrounding environment and neighbourhood. A detailed lighting design will always be required as part any planning application for the construction of padel courts. If the location of the proposed court(s) is adjacent to residential properties (30.0m – 50.0m away) then it I likely that a noise assessment report will also be required. **SAPCA recommends that these reports are produced for a planning application for the construction of padel courts.**

Noise Impact Assessment (NIA)
The 'Noise Impact Assessment' (NIA/1539/26/639/v1.0, RP Acoustics Ltd., 17.06.2026) has been submitted with the application to:

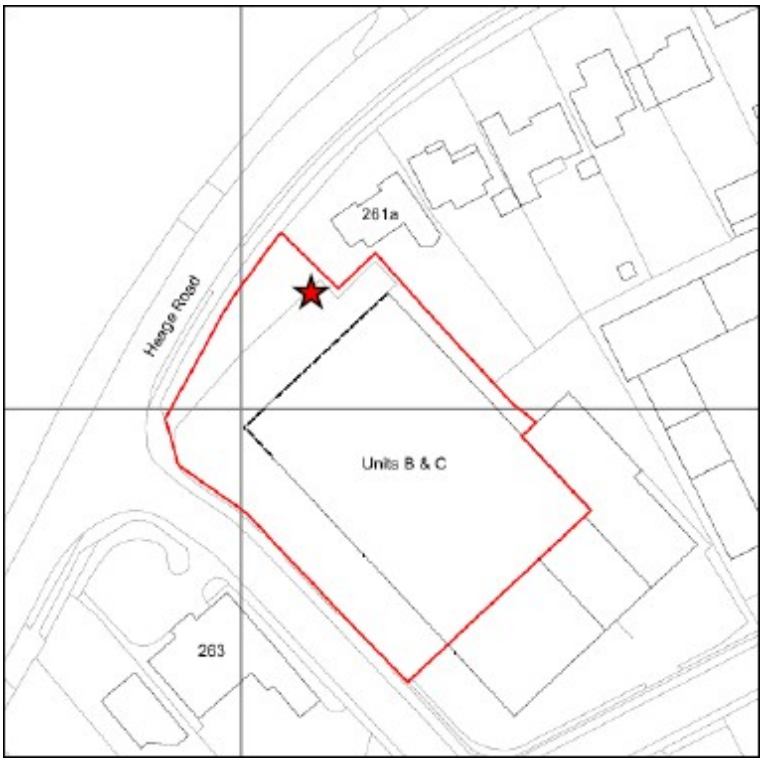
- Determine the ambient and background noise levels at the nearest residential dwellings;
- Determine the noise levels at the nearest residential dwellings due to the proposed padel courts; and
- Determine the noise impact at the nearest residential dwellings.

Paragraphs 2.05-06 of the NIA states that the overall noise levels from a padel court are higher than tennis and the sound created by the solid perforated racquet hitting the ball differs in frequency content (mid to high frequency range - 1,000 to 4,000Hz) and refers to the May Walters Ltd. advice (referred to above).

The application site is stated to be occupied by an electrical wholesaler generating noise from forklifts, radios and staff (now vacant). The nearest residential dwelling (noise sensitive receptor – NSR) is stated

to be 261a Heage Road, 'over 15m from the nearest gable end of the nearest pitched roof industrial unit' (Appendix 2). The layout on which the NIA is based refers to an earlier revision of the 'Existing and Proposed GA Plans and Elevations' drawing (**P02**, rather than **P04** – attached), but the versions are not significantly different.

The NIA includes a **baseline noise survey** conducted 06:00-08:05 on Thursday 14.05.2026 and 20:30-22:40 on Tuesday 12.05.2026 (terminated before 23:00 due to extraneous noise) at the monitoring position shown below (Appendix 5), immediately adjacent to the nearest dwelling - the height above ground level is not stated, so it's not clear if these levels relate to ground or first floor levels:



The NIA found that the local noise climate is dominated by road traffic on Heage Road to the north-west and the A38 beyond (Table 3.1 & Appendix 6), resulting in the following levels during the measurement periods used; the LAFmax was found to be consistently above 60dB:

Lowest 55 dB $L_{Aeq\ (15\ mins)}$ & 47 dB $L_{A90\ (15\ mins)}$	Lowest 53 dB $L_{Aeq\ (15\ mins)}$ & 48 dB $L_{A90\ (15\ mins)}$

My concern with the baseline noise survey is that the measurements were conducted for relatively limited durations on a Thursday morning and Tuesday evening, rather than covering the full range of proposed operating hours, including evenings, weekends and bank holidays when background noise levels are likely to be lower due to reduced road traffic and industrial/commercial noise. The measurement position is closer to Heage Road and more exposed to traffic noise levels that the rear elevation and garden of the nearest NSR. The background survey is therefore unlikely to be considered representative of the worst-case (lower) background levels in the vicinity currently experienced by NSR.

Operational noise, measured at an existing facility (Purple Padel Club - Epworth, Doncaster) with two double padel courts in a comparable building (Appendices 7 & 8), is then used to compare with the background survey at the application site. Noise levels during one men's doubles game were measured outside the building at 5m and 15m distant from the court. The NIA considers measurement positions **P2a** and **P3** to be most representative of the proximity of the proposed courts to the nearest NSR (10m from the curtilage and 20m from the nearest elevation) where, at the equivalent distance, '…the noise of padel and players was virtually inaudible…'. (paragraphs 3.11-12)

I have several concerns with the conclusions of the operational noise survey:

a) The measurements were made during one doubles game (**4 players**) – Appendix 8. Predictions should consider worst-case concurrent use of all courts; however, the 'Planning, Design and Access

Statement' describes the proposed development as consisting of 5 double and 1 single padel tennis courts accommodating up to **22 players** during any given session;

b) The measurements should relate to the most exposed elevations at the nearest NSR, including first-floor habitable rooms, and quieter external amenity areas;
c) Corrections to the predicted LAeq do not adequately address the frequency and repetitive nature of impulsive events, which have been described in reported complaints as sounding like 'rifle fire' and 'explosive (https://www.bbc.co.uk/news/articles/cevzreednd4o; https://www.bromsgrove.gov.uk/news/posts/court-upholds-nuisance-finding-over-local-padel-noise/);
d) The assessment in paragraph 4.04 compares the typical maximum noise levels of around 55-60dB LAFmax measured at **P2a** and **P3** with the existing maximum noise levels 'regularly and consistently measured' at the application site as 60dB LAFmax or higher, suggesting that noise from the proposed padel courts would therefore readily meet the criteria in the 'Professional Practice Guidance on Planning & Noise (ProPG)'. However, the scope of this guidance is restricted to the consideration of new residential development exposed to noise from transportation sources. In the absence of UK-specific padel noise standards, the principles of BS 4142:2014+A1:2019 should be used as an analytical framework to compare predicted padel noise levels against representative background sound levels, with appropriate correction for impulsive and distinctive characteristics. The judgement on whether or not to undertake a BS 4142 assessment should be proportionate to the level of risk, such as the proximity of NSRs, building construction etc.;
e) As the NIA concludes that '…noise does not pose a constraint to the granting of planning permission' and no potential adverse impacts are identified, no mitigation measures, operational restrictions or noise management, monitoring or complaint handling measures are proposed.

Conclusion / Recommendation
Although an NIA has been submitted with the application, I have a number of reservations, explained above, with the measurement and assessment methodology used to conclude that noise would not adversely impact the living conditions of nearby noise-sensitive receptors. These matters require further consideration, prior to determination, before it is possible to conclude that the application site is a suitable location for the proposed activity.

Regards,
Melanie Goodier | **Principal Pollution Officer**

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 26 June 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0405

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0405

Proposal:
Change of use from Class B2 to Class E(d). Installation of 5 no. double padel tennis courts and 1 no. single padel tennis court and associated works.

Development Type:
Change of use

Location:
Cables Direct Ltd Unit B Heage Road Industrial Estate Ripley Derbyshire DE5 3GH

Applicant:
Mr Ryan Ellis
Padel Etc. 22A Main Road Nottingham Nottinghamshire NG4 3HP England

Agent:
Ms Kaitlin Pickering
Padel Etc. 22A Main Road Nottingham Nottinghamshire NG4 3HP England

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0405

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager