

A New Vision for Dennison Car Park and the Train Carriage – Padel Courts

Question	Response
What is being proposed?	Temporary installation of padel courts as a meanwhile intervention in place for approx. 3 years. The purpose is to activate the space with a positive community use while longer term regeneration plans progress.
Why are you proposing this?	<p>The aim is to:</p> <ul style="list-style-type: none"> • Activate the train carriage cafe • Provide local sport and wellbeing opportunities • Create a welcoming place for residents and neighbours • Support community engagement during regeneration <p>Prevent anti social behaviour from taking place</p>
What is padel?	<ul style="list-style-type: none"> • Padel is similar to tennis. It's usually played in doubles and is easy to learn, social and accessible for all ages and abilities.
Why padel? Why not something the community asked for?	We explored a number of different options for activating the space, including community and recreational uses and have market the opportunity more widely. Padel was identified as the most viable option because it is quick to install, temporary, and able to bring activity, sport, and community use to the site while longer term plans progress.
Is this just for people living on the estate?	<p>The courts would be open to the public, as well as residents but we are exploring:</p> <ul style="list-style-type: none"> • Discounted sessions for local residents • Community access programmes • Coaching and youth sessions • Partnerships with local schools and community groups
How much will it cost to play?	Pricing would be set by the operator, but we are working to ensure affordable access, including potential discounted sessions for local residents and community groups.
Who actually benefits from this financially?	The facility will be operated by a professional operator. The aim is to deliver a well run community facility while

	<p>making sure the space is actively used. We are also exploring ways to ensure community access and benefits for local residents.</p>
<p>If you have money to build padel courts, why haven't you built the homes you promised?</p>	<p>The funding and delivery process for housing regeneration takes a long time and is very different from temporary projects like this. The operator will pay for any additional works and pay the Council to enable it to operate, with no funding from Populo or LBN.</p>
<p>What happens when regeneration finally starts?</p>	<p>The courts are designed to be temporary and easily removed. The courts are expected to remain for approximately 3 years and will be removed when the next stage of regeneration begins.</p>
<p>How will you stop anti-social behaviour?</p>	<p>The courts will be professionally managed and have controlled access to maintain a safe, welcoming environment. The courts will also enable the café to open for longer hours, providing natural surveillance. An active well managed place often improves safety compared with unused spaces.</p>
<p>Who would be in charge of the courts for operating and maintenance?</p>	<p>A professional operator would manage day to day running, including bookings, maintenance, ensuring the facility is safe and well maintained.</p>
<p>What would the opening hours be?</p>	<p>Proposed hours are under discussion, and we are consulting with residents to ensure hours are respectful to the neighbourhood.</p>
<p>Will the courts be noisy?</p>	<p>Padel generates typical sporting noise. Measures may include:</p> <ul style="list-style-type: none"> • Careful court placement • Acoustic screening • Managed evening hours <p>Noise will also be assessed in the planning process.</p>
<p>What about lighting shining into our homes at night?</p>	<p>Any lighting would be directional onto the courts and designed to minimise light spill to the area. Lights would only operate during opening hours and would switch off once the venue closes.</p>
<p>Will this bring more traffic and parking problems?</p>	<p>Padel sessions usually last for 1 hour. Measures to reduce traffic include:</p> <ul style="list-style-type: none"> • Encouraging walking/cycling

	<ul style="list-style-type: none"> • Using public transport • Managed booking times to help spread activity throughout the day.
How does this benefit the local community?	<p>Keep spaces active and positive</p> <ul style="list-style-type: none"> • Support health and wellbeing • Provide temporary community facilities • Build stronger local connections <p>We are exploring community access programmes and coaching and youth sessions</p> <p>The courts won't delay future development.</p>
I think the courts look ugly	<p>These are temporary courts and will be designed to minimise their visual impact and can be removed when regeneration progresses. Efforts will be made to create a vibrant environment that is not an eyesore.</p>
I don't like the idea	<p>We understand that the community has been waiting a long time for regeneration, and it's natural for people to feel frustrated. This consultation is an opportunity to hear your views and shape the proposal, including how the space operates and how it benefits the local community. We want to make sure it benefits residents now rather than leaving the space empty</p>
How do I have my say?	<p>Residents can:</p> <ul style="list-style-type: none"> • feedback through the consultation event on the 20th March 2026 which will be held at the Dovetail and will involve the padel operator • Submit feedback via email to consultations@populoliving.co.uk
Thank you for your time, the Populo Carpenters Team.	