

Sarah Valentine

From: [REDACTED]
Sent: 12 February 2026 13:32
To: planninginfo
Subject: DM/26/0051 - Proposed creation of three outdoor padel courts. Unit 34, Gatehouse Hub, Goddards Green

[REDACTED]

Dear Sirs,

We write in respect of the above planning application. As local residents we have serious concerns with regards to the increased traffic that this proposed development will have in Gatehouse Lane.

Gatehouse Lane has been designated by the Council as a recreational area and millions of pounds have been spent by MSDC installing three sets of traffic lights for pedestrians, cyclists and horse riders at the end of the Lane crossing over Jane Murray Way to the other side of Gatehouse Lane. This road is used as a recreational route for many local residents who walk along this road and then into High Hatch Lane and Danworth Lane, connecting with the various footpaths and bridleways along both roads. There are no pavements along any of these roads and the many dog walkers, runners, cyclists and horse riders have relied on the low level of traffic since Gatehouse Lane was made a dead end, when the by-pass was built, to enable them to enjoy this route safely.

The development of the new Industrial units at Gatehouse Hub has already resulted in a significant increase in traffic along this road. There are no speed restrictions along Gatehouse Lane and this has made this a potentially lethal leisure route. The addition of 3 more Padel Courts will potentially mean at least a further 12 cars driving along this stretch of road each hour in each direction as players come in and leave. That is an additional 24 cars in total. If you were a horse rider or a mother pushing a pram along the narrow road, with no pavement, that would seem like an unacceptable risk to your safety.

Chapter 9 of the National Planning Policy Framework (NPPF) states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety" (paragraph 116) We suggest that the increase in traffic from the new development has already made this route an unsafe road for recreational use and that the proposed additional padel courts will have a very unacceptable impact on highway safety.

Additionally, there are already 2 inside padel courts, a gym and cafe within Unit 34. The allocation of 18 car parking spaces is therefore woefully inadequate. If all of the Padel courts were in use that is potentially 20 cars, plus gym and cafe users. If this shortfall of car parking spaces results in cars being parked on the road outside of the business park that will only create an extra hazard for pedestrians, cyclists and horse riders.

We strongly urge the Council to carefully consider the impact that the increased traffic will have on this very popular and widely used recreational route. It is an accident waiting to happen. At the very least, if planning is granted, pavements should be built and traffic calming measures put in place. There are no other suitable routes for horse riders in the locality and the large amounts of money already invested by the Council in installing the traffic lights crossing Jane Murray Way demonstrated MSDC commitment to this road being used by horse riders, cyclists and pedestrians. To now encourage a large increase in traffic along the route would seem most perverse.

Yours faithfully,

[REDACTED]

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