

From: LPC Clerk clerk@limpsfieldparishcouncil.gov.uk
Subject: 2026/396 Broomlands Farm, Broomlands Lane, Limpsfield, Oxted, Surrey, RH8 0SP
Date: 3 June 2026 at 17:12
To: statutory@tandridge.gov.uk
Cc: Hannah Middleton [REDACTED]
Bcc: [REDACTED]



Dear Hannah,

Planning application 2026/396 : Broomlands Farm, Broomlands Lane, Limpsfield, Oxted, Surrey, RH8 0SP

Demolition of existing buildings to provide 6 padel courts (3 under cover) and conversion of existing buildings to provide new club house and member facilities together with parking and landscaping

Thank you for the opportunity to comment on the proposed development of a padel club at Broomlands Farm.

We are aware that there are significant issues relating to the development in the context of its location within the Green Belt and its impact on adjoining and nearby premises by reason of both direct and indirect noise and disturbance.

As the primary development would be outside Limpsfield Parish, we have not sought to address these issues directly. However, access to the proposed development is via the junction between Broomlands Lane and the A25, which sits on the boundary of the Parish, and it is on this aspect of the proposal that we are commenting.

We note and support the representations from local residents concerning the use of Broomlands Lane and its junction with the A25 as the access to the proposed development.

Broomlands Lane is a narrow, unadopted road and designated bridleway. Even with the introduction of passing bays, the amount of extra traffic is likely to result in conflict with and danger to pedestrians, cyclists and horse riders.

Moreover, the junction with the A25 is already, in our view, both difficult and dangerous. The A25 is, at this point, three lanes wide with the outside, westbound lane used for overtaking as vehicles come up the hill from Moorhouse. Most drivers are not expecting slow-moving traffic turning into or out of what is otherwise an open, very busy main road.

Whilst we have some reservations about the use of tennis clubs as a proxy for calculating traffic generation (padel games tend to be shorter in duration, so the turn-round of court usage and the potential numbers using the club could be greater, there would be a significant increase in the use of the junction, even as presented by the applicant (20 trips during the peak hour). This would, in our view, increase the dangers significantly.

We do not believe warning signs or other safety measures will mitigate what is, in our view, a fundamental problem with the junction, the consequences of which being an increased risk of major accidents.

We acknowledge that it is the responsibility of Surrey County Council as the highway authority to determine whether the access is acceptable. However, we would ask you to ensure that the County Council is aware of the very real concerns that we and local residents have expressed.

With best regards, on behalf of Limpsfield Parish Council Planning Committee,

Sophie Martin
Clerk / RFO Limpsfield Parish Council
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