Sent: 17 August 2026 15:33
To: DC Admin
Subject: Planning Application 2025/93355

17th August 2026

Planning Application 2025/93355 (land off Woodward Court)

Formal Objection to the Balderstone Fields Planning Application

I strongly object to the proposed development of 75 homes on Balderstone Fields and the associated traffic proposals affecting Woodward Court, Wellhouse Lane and Hepworth Lane.

As a local resident, I can state that the existing road network is already operating beyond a safe and reasonable capacity. During school drop-off and pick-up times, particularly between 8:15am and 9:05am and from around 2:00pm to 3:35pm, congestion is so severe that residents can struggle to leave or return to their homes. At times, the area becomes effectively gridlocked.

The parking and traffic problems do not end with school hours. Cricket matches, football activities and church services regularly result in vehicles parking on both sides of Wellhouse Lane, creating dangerous conditions and significantly restricting access.

The proposed traffic calming measures, including speed humps and raised tables, fail to address the real issue: excessive traffic volume, congestion and inadequate road capacity. Wellhouse Lane is already difficult to negotiate safely due to its layout, parked vehicles and increasing use as a rat-run to avoid congestion elsewhere.

Residents are frequently prevented from accessing their driveways due to irresponsible parking at peak times. The situation is unacceptable now and will only worsen if a further 75 households are added.

I am also extremely concerned about emergency vehicle access. What evidence is there that ambulances, fire engines and police vehicles will be able to gain reliable access during periods when roads are already heavily congested?

Furthermore, what assessment has been undertaken regarding the capacity of local schools, GP surgeries and dental practices to accommodate the increased demand that will inevitably result from this development?

This application relies on theoretical traffic measures that do not reflect the reality experienced daily by residents. The local highway network is already struggling, and approving a development of this scale would place further strain on roads, services and community safety.

For these reasons, I strongly urge the Council to refuse this application.