DC Admin

From:
Sent: 20 August 2026 20:00
To: DC Admin
Subject: Planning Application 2025/93355(land off Woodward Court)

Categories:

I wish to express my strong objections regarding the proposed Balderstone Fields development and, in particular, the associated traffic management proposals affecting Woodward Court, Wellhouse Lane and Hepworth Lane.

These lanes are narrow and not well suited to significant increases in traffic. They are very different from conventional roads designed to accommodate higher volumes of vehicles. Wellhouse Lane for example has no pavement along one side for much of its length, while Hepworth Lane has no pavements at all. This already creates challenges for pedestrians, residents and other road users.

The existing traffic situation is already difficult, particularly around school drop-off and pick up times and at weekends when cricket and football activities take place. Vehicles can struggle to pass safely, while pedestrians often have to share these narrow lanes with traffic. Additional traffic from a major development would therefore increase congestion and conflict between different road users and could have implications for road safety.

I am also concerned that the application appears to place considerable reliance on theoretical traffic modelling and the proposed mitigation measures do not reflect the reality experienced by residents and locals on a daily basis. The practical difficulties associated with narrow lanes, limited visibility, parked vehicles, pedestrian movements, school traffic and existing sporting activities can be difficult to capture through theoretical modelling alone.

Before any decision is made, I would also ask the Council to provide clear evidence that the wider impact of the development on local infrastructure and services has been properly considered. In particular, what assessment has been undertaken of the additional pressure that the development will place on local schools, GP surgeries, dental practices and other essential services? These facilities are already under considerable demand, and the cumulative effect of additional residents should be properly assessed.

The Council has a responsibility to ensure that new development is appropriate for the surrounding infrastructure and does not adversely affect the safety and quality of life of existing residents. In this case, I remain concerned that the proposed development would place further strain on an already constrained local road network and would significantly increase risks to road safety for pedestrians, cyclists and motorists alike.

For these reasons, I strongly object to the Balderstone Fields planning application in its current form and I therefore urge the Council to refuse the application on the grounds of road safety, infrastructure capacity and the unsuitability of the proposal for the local area.

Regards

Sent from my iPad