
Sent: 01 February 2026 10:31
To: Planning
Subject: DC/25/2114 Objection

Categories: Comments Received

Objection to planning application Ref: DC/25/2114

I object to this application on the following material planning grounds: That this area had not been identified in the Neighbourhood Plan.

1) Highway safety and pedestrian risk (primary concern)

The top priority must be safe access for school children and other pedestrians who use this route daily. The lane is a single-track road with limited visibility and no safe passing places, creating unavoidable conflict between vehicles and people walking. Any development that increases traffic movements (including construction vehicles) would materially worsen risk to children walking to and from school.

2) Severe access constraints and existing congestion on Hyde Lane

Hyde Lane already experiences traffic and access problems without any additional capacity. The current network is not suitable for increased vehicle numbers, deliveries, visitor traffic, service vehicles, and construction traffic. Increased use would lead to:

- more congestion and delays,**
- more reversing/unsafe manoeuvres on narrow sections,**
- increased obstruction for residents and emergency access.**

3) Flood risk and development within/affecting a flood plain

The site is within a flood plain and flood risk must be treated as a decisive constraint. Flooding has already been clearly demonstrated elsewhere and the consequences of changing ground conditions, drainage patterns, hardstanding, and run-off should not be underestimated. The proposal must demonstrate (to an acceptable standard) that it will not:

- increase flood risk on site or elsewhere, and**
- reduce flood storage or worsen surface water run-off into surrounding areas.**

In the absence of robust, independently verified flood risk and drainage evidence, permission should be refused.

4) Ecological Issues

The area is ecologically sensitive and any loss of habitat, disturbance, lighting, or changes to hedgerows/ditches/ vegetation could harm protected species. Permission should not be granted unless surveys are up-to-date, seasonally appropriate, and mitigation is secured by enforceable conditions. Unlike the current survey which I have been advised was carried out in August - after the area was stripped of it vegetation.

Request: Please record this as a formal objection and refuse the application, or at

minimum require substantial changes and evidence to resolve the highway safety and flood risk impacts.



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