

## BLACK HORSE LANE, WESTBURY LEIGH: SUMMARY OF OBJECTIONS

No.	OBJECTIONS	COMMENTS
1.	Why is it necessary to create a crossing for Black Horse Lane?	The Order seeks to close off the south-eastern section of the lane to prevent vehicular traffic to protect the pedestrian and cyclist safety on the road, where conflict would otherwise exist with the proposed development. Inappropriate use of the length of Black Horse Lane for a residential closure, it would remain as an unsuitable vehicle route. The closure accords with the Planning Consent and the Master Plan.
2.	Black Horse Lane is a historic route and the sole means of vehicular access to four properties, and residents would like to keep it this way.	This is not a preferred option, for highway safety reasons.
3.	There is a TPO tree and a listed wall affecting the junction. The crossing of the lane will ruin the conservation aspect.	This is a matter for consideration by the Local Planning Authority.
4.	The lane, at the proposed crossing point is about 3m wide with a 2.1m verge to the north-east and a 1.1m verge to the south-west. The banks either side of junction would not make a crossing viable.	The detailed information of the crossing of Black Horse Lane at the junction with the new road can be achieved to serve the existing properties with appropriate access width, junction splay and the lane have been addressed by the re-grading of the new road levels.
5.	The use of the new estate road for access to the four Black Horse Lane properties would be inefficient and add to journey length; it is circuitous and the route will be prone to on-street parking.	A safe means of access needs to be achieved to serve the four properties on Black Horse Lane, and whilst this adds to journey length, it can be achieved to serve the dwellings.
6.	The residents of Black Horse Lane should have priority over any new development, not accommodating new development.	The development has been approved by the Local Planning Authority. The proposed alterations to access for the existing properties are required to ensure the safety of all users of the lane. The closure accords with the Planning Consent and the Master Plan.
7.	The Council will be failing to protect the rights of the residents of the dwellings that existed prior to Persimmon development.	As above.
8.	The proposed Order is not required for highway safety or public policy, and the existing public rights of way should not be interfered with.	The Order is required for highway safety, to avoid the lane being used by vulnerable users. The closure as advertised accords with the Master Plan.
9.	It is understood that the reason for the Order is to preclude Leigh Park residents from using the south-eastern length of the lane as a shortcut. This is not a viable shortcut.	The Order seeks to close off the south-eastern section of the lane to prevent vehicular traffic to protect the pedestrian and cyclist safety on the road, where conflict would otherwise exist with the proposed development. Inappropriate use of the length of Black Horse Lane for a residential closure, it would remain as an unsuitable vehicle route. The closure accords with the Planning Consent and the Master Plan.
10.	The proposals are prejudicial to the existing vehicular rights of dwellings and land on Black Horse Lane.	An alternative route will be provided for the four existing properties.
11.	The continued use of the lane can be	Maintaining access for just the four existing properties on the eastern section of the lane would be difficult to enforce, as the lane is a public highway.

APPENDIX 3

	achieved for the four properties by making the south-eastern junction with the proposed estate road difficult and narrow.	more vulnerable users.
12.	Proper radii are needed to the proposed junction to enable the servicing of the properties, but there is concern over appropriate visibility being achieved.	A suitable form of access, including visibility, v
13.	Concerns over access for emergency vehicles and service vehicles.	Access for emergency services and service ve through the Leigh Park Estate.
14.	Unaware of the possibility of the Order prior to its display at the Town Council.	The proposed Order was advertised in accord The closure as advertised accords with the Pla
15.	The former Phipps Arms pub has an access within the prescribed length of the Order.	There is no approved vehicular access within t Order.
16.	The Order is premature and unjustified.	The Order is required in accordance with the t The Order is required to enable the constructio residential development to the north-east with The Order seeks to close off the south-eastern vehicular traffic to protect the pedestrian and c road, where conflict would otherwise exist with inappropriate use of the length of Black Horse closure, it would remain as an unsuitable vehic accords with the Planning Consent and the Ma
17.	Why is the proposed closure 55 metres down the lane and not at the top of the junction with Westbury Leigh.	The proposed closure would be equally effecti on balance was considered appropriate as adv proposals within the Master Plan.
18.	The proposal will result in vehicles parking on the south eastern section of Black Horse Lane.	The situation would be monitored and reviewe considered.