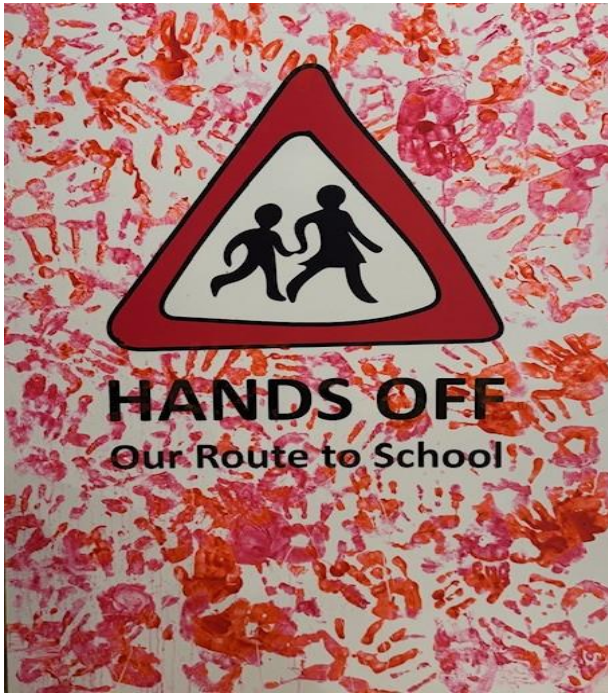


Backwell Parish Council

FARLEIGH FIELDS (WEST) - PLANNING APPLICATION

Our Children's Safe route to school is at risk PLEASE READ



FINAL CHANCE TO HAVE YOUR SAY
On Traffic Calming for Dark Lane
Appeal 13th March
(14th is a reserve day)
@ Weston Town Hall

Charles Church of the Persimmon Group have applied to build 125 houses on Farleigh Fields (West), with access through 23 Dark Lane.

Backwell Parish Council, (BPC) Backwell Residents Association (BRA), and over 800 residents objected.

NSC Highways initially **recommended refusal** highlighting key safety concerns. Charles Church appealed to the Planning Inspectorate. **Robust challenges on road safety grounds were made by BPC, BRA, and Cllr Bridget Petty.** Objections on safety, traffic speed and access were noted, but the relevant **North Somerset Council (NSC) Committee accepted the advice of NSC officers and voted to support this application.**

Appeal Case APP/D0121/W/24/3354477) will determine the application.

An informal appeal will be heard by Planning Inspector Mr. Benjamin Webb at Weston Town Hall. Residents can attend to observe or speak by prior arrangement. Members of BPC, BRA, Councillor Petty, and some residents will participate. You are also welcome to observe. **Mr Webb will decide the outcome of this application and any associated road/pedestrian mitigation plans.**

What happens Now? Charles Church plans to **reconsult on their traffic calming proposals only.** Some residents may have received a letter from Stantec, representing Charles Church.

HAVE YOUR SAY on Charles Churches' proposed Traffic Calming Scheme

The SAFETY OF OUR CHILDREN IS PARAMOUNT. The CURRENT PROPOSAL, PLAN (B) has been assessed by an independent Highways consultant employed by BPC & BRA. In his view it does NOT ADDRESS ALL THE ISSUES!

What can you do? Engage, make your views clear to the Inspector on this traffic calming scheme via the NSC portal. Use the QR code (scan it using the camera app on your smart phone) OR search NSC planning portal for 'Land off Dark Lane Backwell, 24/P/1185/OUT.' Points you may wish to consider are over leaf.



Points you may to consider when responding, it is important to use your own words.

- **The current safe walking route to school will be threatened by an access road into the new estate which fails to comply with the 25m required sight lines.**
- There is a commitment to add a pedestrian crossing from Summerlands, with a raised pavement across the access and some enhancement to the existing crossing closure at the top of Dark Lane.
- Will the surface of these raised pavements be suitable for those with mobility or sight issues, or easy navigation of buggies?
- The pavement is narrow, children will be exposed to traffic with removal of on-street parking.
- **The additional traffic through the crossroads and on Church Lane will have a negative impact on congestion and emissions.**
- **Speed cushions alone will not adequately calm the traffic, in particular the large number of HGVs used on Dark Lane to access The Recycling Centre, Cole's quarry and Cheston Coombe. Raised platforms create significant noise issues for residents due to the large number HGVs.**
- **Parking will be limited on Dark Lane. No evidence has been submitted about the knock-on effects of the scheme onto neighbouring roads, particularly during the school run.**
- **Parking on the non-pavement side of Dark Lane adversely affects the sightlines and access to homes, Summerlands and St Andrews.**
- **Limited parking will adversely affect residents, their visitors and local businesses.**
- **Without marked bays, inconsiderate and long-term parking will further inhibit residents and customers of local businesses.**
- **Insist on conditions which include additional Road Safety Audits during and after construction.**
- **Insist on conditions which will limit construction and deliveries during school movement times.**

Figure 1 Charles Church Traffic Calming for Dark Lane below, to view larger image please view online.

