

PUBLIC RIGHTS OF WAY COMMENTS

Application Number:	23/0106
Proposal:	Outline: Residential development of up to 59 dwellings. (Near to PROW NDA151)
Site address:	THE ALLENS CENTRE, HILTON ROAD, WILLENHALL, WV12 5XB
Application Type:	Outline Permission: Major Application
Drawing reference:	Planning Statement 01-02-23, Design and Access Statement 01-02-23, Illustrative Masterplan – SK04 Rev A 01-02-23
Date:	16/03/22

An adopted public footpath, known as Footpath NDA151, runs from Sherringham Drive, up to the former school/ community centre gate, within the site red planning boundary outline. The change in the red planning boundary site outline to incorporate this adopted footpath is appreciated.

The Planning Statement confirms:

4.23 The Illustrative Masterplan submitted with this outline application retains the link but proposes a different route for the footpath from Sherringham Drive to Hilton Road. This is due to the discovery of a foul sewer and surface water sewer routed below the Site, the route of which passes under public footpath (NDA151). The foul sewer and surface water pipelines require a 6m easement (3m each side) and 10m easement (5m each side) respectively, which has subsequently impacted the layout in the Illustrative Masterplan.

This proposed change impact on the alignment of the adopted footpath NDA151, as parking and amenity space is proposed to be introduced on the adopted footpath and an alternative pedestrian link is shown. The applicant is advised that a stopping up order will be required to achieve this revised layout. No details are provided to confirm that an order will be taken forward and that legal requirements are met. The applicant must contact PublicRighthsofWay@Walsall.gov.uk, 01922 654673 to confirm that a stopping up order will be completed, and to agree details for the new alternative adopted pedestrian link. Details must be submitted and agreed at the earliest opportunity and an agreement must be in place prior to commencement of any approved development.

This alteration to the layout of the development and proposed pedestrian link introduces two bends that will impact upon forward visibility and natural surveillance. No buildings are proposed to overlook the pedestrian link and it is shown between rear fences of amenity spaces. These features may increase fear of crime/ opportunities for commission of crime and ASB, to the detriment of safety and security of the proposed development.

To ensure safety and security of the proposed development and in accordance with Secured by Design standards, buildings should be orientated to ensure overlooking/ natural surveillance. Lighting, boundary treatments and landscaping alongside the proposed adopted green pedestrian link also require careful consideration. The Police and Community Safety team should be consulted on specific requirements.

It is recommended that the applicant re-considers the proposed planning layout of blocks A and L, with a view to retaining footpath NDA 151 on its current alignment and introducing a short, straight, segregated and overlooked pedestrian link from footpath NDA151 to the new proposed estate road, in accordance with Secured by Design, Public Rights of Way Circular 1/09, and Manual for Streets.

Due to enquiries from nearby residents, a pedestrian route is required between Sherringham Drive and Hilton Road. If it is not possible to provide a straight pedestrian link, other mitigation measures must be introduced, such as changes to building orientation, introduction of overlooking windows, introduction of street lighting and suitable boundary treatments/ landscaping to provide natural surveillance.

The applicant would be required to provide further details on the above at full/ reserved matters planning stage(s).