

I write, as chairman of Sandbach Footpath Group (SFG), regarding the planning application 24/4287/FUL by Anwyl Homes.

On behalf of the over 600 email members of SFG, comments regarding footpaths are as follows:

1. SFG is pleased that Anwyl seem to have paid due attention to comments and objections to previous application plans for this site. Anwyl now have the planned routes for footpaths on surfaced or grassy paths, away from pavements by public roads. Pavements have hazards such as traversing vehicles driving onto front drives and reversing out. The planned routes do not, in general, have such hazards.
2. FP17 used to cross the site in a generally east-west direction. Historically, this footpath did not seem to be maintained and as a result was awkward, hazardous (e.g. broken stile and overhanging hedges) and consequently it was very rarely walked. In the Anwyl plans the alternative path is on the south-eastern side linking Houndings Lane to FP18. This will probably be a popular walking route, being away from the farm tractors and other vehicles on Houndings Lane. SFG supports this new route and hopes it comes to fruition. Hopefully, CEC Public Rights of Way department (PRoW) will see fit to officially adopt this footpath route.
3. FP18, going from Houndings Lane and the northern end of the new path (as in 2. above) towards the northern end of the site to meet FP50, has not been altered to any noticeable extent, so SFG supports this, providing that an acceptable walking surface is laid down for the full extent of FP18.
4. FP19 used to go centrally through the site and previous applications have attempted to route it along pavements with the resultant hazards, of vehicle access to dwellings. SFG is pleased to see the new route, shown by Anwyl to the west of the site, which will be a far better and safer route than any pavement alternative. Again, it is to be hoped that CEC PRoW will see fit to officially adopt this footpath route. SFG has one comment on this new route, concerning the incline where there is a double bend at the northern end, intended to ameliorate the gradient. We suggest that this be surfaced so that in wet conditions, it is not too slippery.
5. FP50 appears to be substantially unchanged, so SFG supports this route. It will, however, be very frequently used, acting as the main outlet from the site for other footpaths. Due to this frequent use, SFG suggests that a good surface be laid down for the full extent of FP50.
6. Whilst out walking SFG members often notice litter and stop to pick it up for proper disposal. SFG suggests that one or more litter bin(s) be provided near the play area, with an appropriate, regular and permanent emptying regime set in place.
7. The estate roads and housing may alter the land drainage so, please can a footpath inspection and maintenance regime be set up. The intention being that if any muddy areas appear, particularly after wet weather, suitable drainage and surfacing can be done, retrospectively to completion of the Anwyl estate.
8. Please can all stiles, previously on site, be dismantled and removed to be replaced, if necessary, with more accessible footpath furniture.

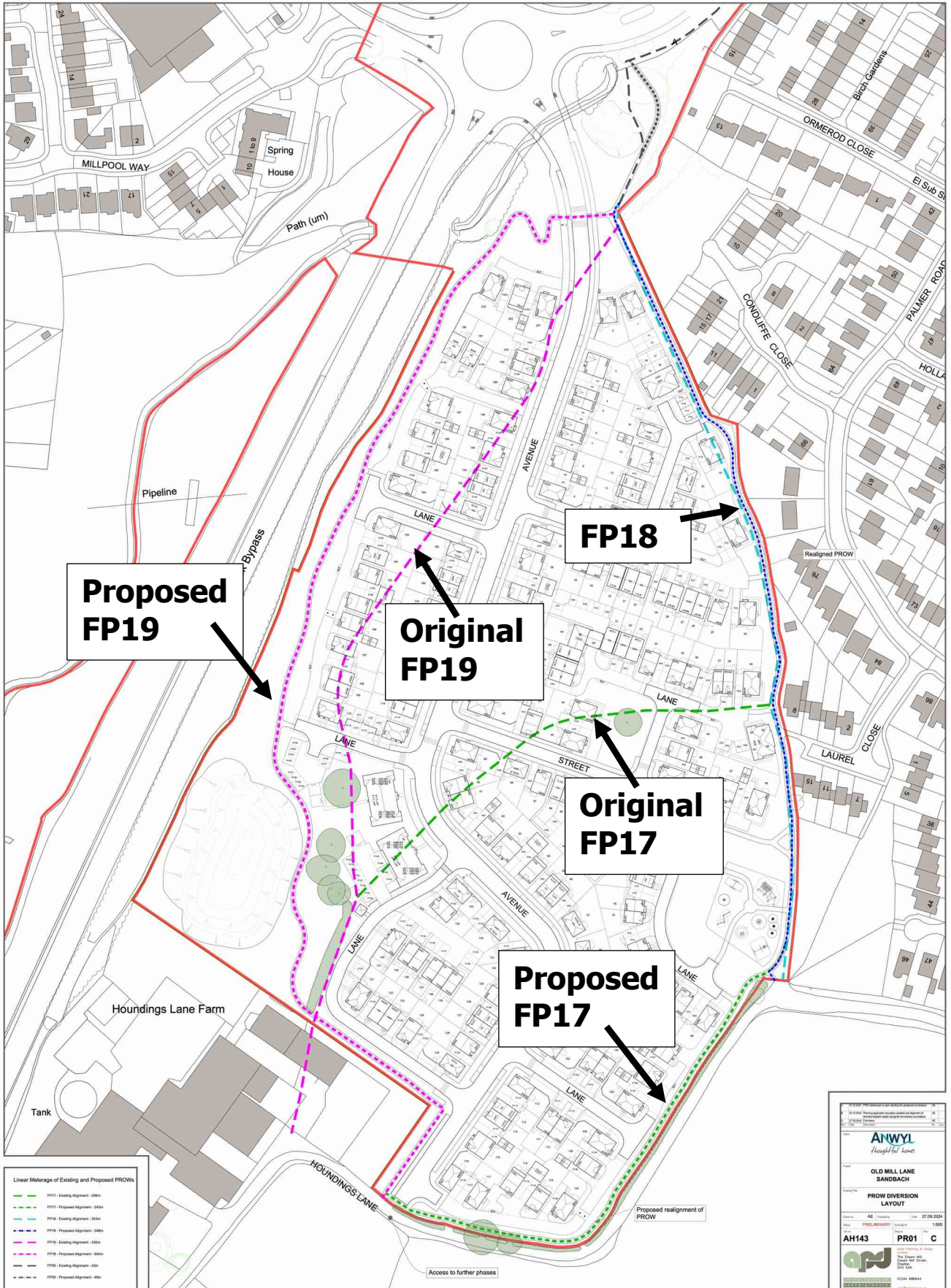
To conclude, SFG supports the Anwyl plans regarding the footpaths, with just a few comments as above.

Thank you for your consideration
Chairman, Sandbach Footpath Group.

OLD MILL LANE, SANDBACH

PROW DIVERSION LAYOUT

As shown on this plan, the proposed works are subject to the approval of the relevant authorities. The drawings are prepared on the basis of the information provided to the designers and are not to be used for any other purpose without the written consent of the designers.



Proposed FP19

Original FP19

FP18

Original FP17

Proposed FP17

Linear Mergers of Existing and Proposed PROWs

FP17 - Existing Alignment - 300m	FP17 - Proposed Alignment - 300m
FP18 - Existing Alignment - 300m	FP18 - Proposed Alignment - 300m
FP19 - Existing Alignment - 300m	FP19 - Proposed Alignment - 300m
FP17 - Existing Alignment - 300m	FP17 - Proposed Alignment - 300m
FP18 - Existing Alignment - 300m	FP18 - Proposed Alignment - 300m
FP19 - Existing Alignment - 300m	FP19 - Proposed Alignment - 300m

ANWYL
Thoughtful homes

OLD MILL LANE
SANDBACH

PROW DIVERSION
LAYOUT

DATE: 27.09.2024

REV: 1.000

AH143 PR01 C

PROJ: Old Mill Lane, Sandbach, Prow Diversion, Q14 SAN

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