

The PROW Team have had on-going discussions with the planning team during the preparation of the application masterplan.

The application seeks to divert and improve BCC/478 and BCC/482 which cross the site, and the developers have also recently deposited a Section 31(6) statutory declaration to formalise public rights to use other informal paths across the site, to be followed by a process of formally diverting them to align with the interconnecting pedestrian and cycle access routes designed to enable good permeability across the site.

PROW BCC/478 runs across the eastern section of the development, and PROW BCC/482 runs across the southern part of the development site from east to west. Both will be retained on their general course but with the intention to realign onto new paths constructed across the site, and so a public path diversion order under the Town & Country Planning Act 1990 will be required as part of the planning process. No development should take place over the existing PROW routes prior to the confirmation of the diversion order.

It is noted that the new PROW alignments will run along sealed surface and lit shared-use paths; it will be important to ensure that these paths retain or enhance the existing PROW fabric and meet the BCC standards for shared-use routes.

PROW BCC/478 will be crossed by an access road into the development and appropriate warning signage and other safety measures will also need to be put in place.

The application notes that the visual impact of the new development would be most acute for users of the PROW traversing the site and this would be adverse given the change from an area of open grassland. It is noted that the realigned PROW are proposed to run through retained areas of open space and woodland in the indicate master plan; it will be important to ensure that the boundary treatments and landscaping around the PROW routes retain as much of an open and green space feel as possible.

The PROW Team will require continued involvement in agreeing the finalised alignment of the diverted existing PROW and the other routes to be dedicated as PROW, the diversion order process, and the design of the new routes.

Consideration would also need to be given to public access and safety for users of the PROW during construction work. As construction works are likely to require the temporary closure or diversion of the PROW, a Temporary Traffic Regulation Order (TTRO) will be required for the duration of the works on the grounds of safety of the public.

Please involve the PROW team in any walking and cycling audit to identify S106 mitigation to upgrade key routes adjacent to the development. For instance, improving the link from the proposed north-south pedestrian route across the site into Victory Park and PROW BCC/477.