



# Sandbach Footpath Group

Aiming to protect, improve, extend and make accessible the network of footpaths in and around Sandbach.

Cheshire East Planning Dept.  
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15<sup>th</sup> January 2023

## Land South of Old Mill Road, Sandbach

**23/4600c**

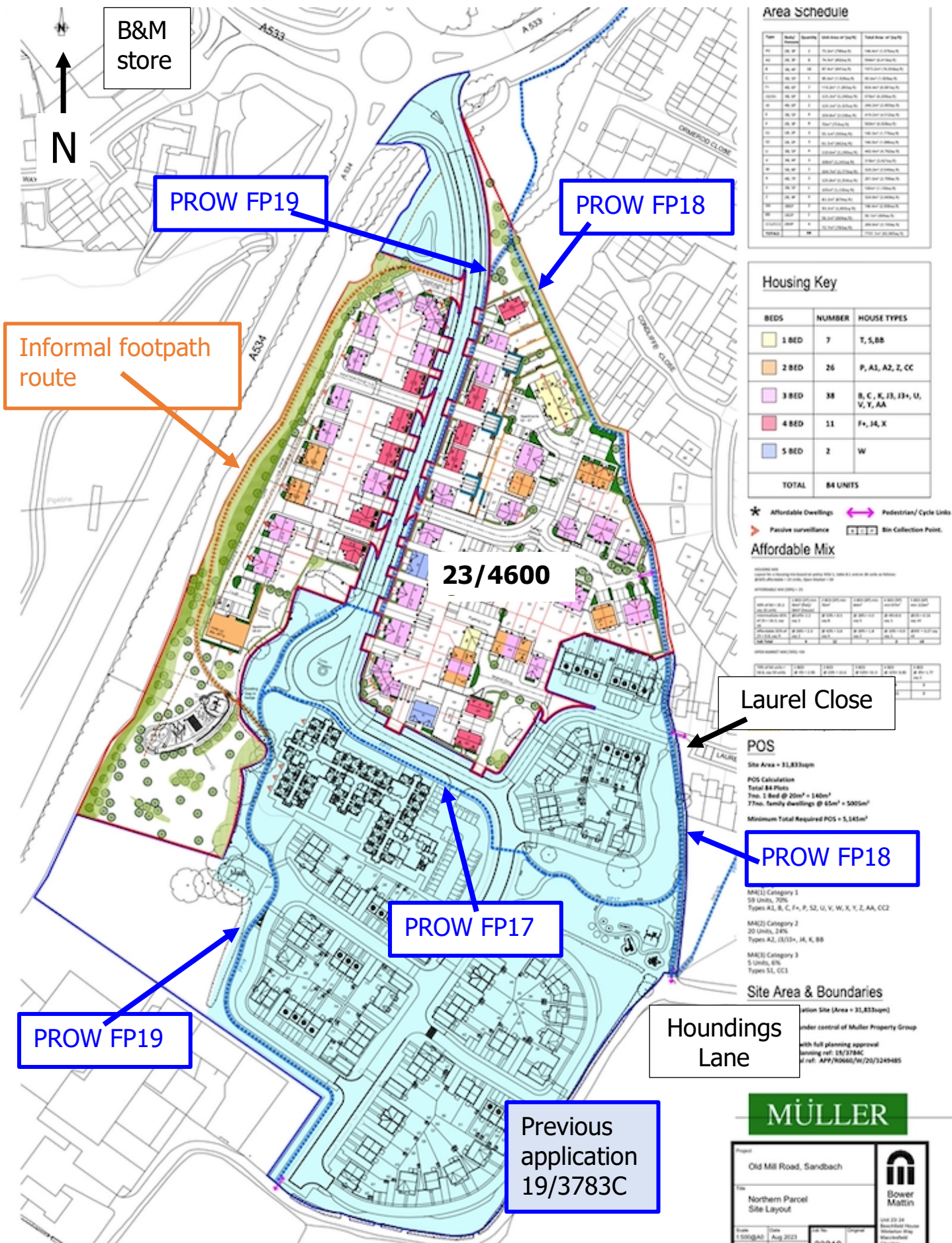
### Marked up Site Layout page 2

I am writing on behalf of Sandbach Footpath Group. We have about 600 members by email and about 5000 on Facebook. We do regular local walks on the local public rights of way and other footpaths, including those on this Muller Properties site in Sandbach.

Our comments are as follows:

1. Footpath 18 along the eastern side of the site looks acceptable, provided the width is kept to 6 metres throughout its length. Please note 6 metres width was requested in previous planning applications by the Cheshire East Public Rights of Way team.
2. It is important to make the footpaths easy to enter. Therefore, please retain and make the historical and well-used connections to Houndings Lane and Laurel Close as open gaps, not stiles. Gates would be acceptable, but do not seem necessary for this site.
3. We are pleased to see Footpath 19 continues to be shown although technically much of it is in a previous planning application. From the southern end it follows a reasonably open route, but then follows the pavement adjacent to the spine road, traversing about 8 driveways or road junctions. Please ensure these driveways are fully accessible **wheelchair friendly** and reasonably level, otherwise, the crossing slope at driveways causes the wheelchair to veer into the road. Also, it would be sensible to provide a traffic island where Footpath 19 crosses the spine road.
4. Footpath 17 goes from east to west across the site. Part of it is in a green area, but the remainder is a pavement. Please ensure it is **wheelchair friendly** for users (see above).
5. We are very pleased to see the **informal path**, drawn on the Site Layout along the western side of the site (see CEC planning website for 23/4600C dated 06/12/2023, ref 08525978. Marked up version on page 2). This informal path is most welcome and offers an open alternative to the pavement part of Footpath 19. The path would benefit from a traffic island where it crosses the spine road, nearer to the northern end of the site. Most importantly, we ask, please, for the path to actually come to fruition; unfortunately, we see many planning applications showing aspirational and informal footpaths that are forgotten when it comes to the building and handing over the site. The path seems to be at a low level and could suffer from water run-off from the estate site, so please ensure that adequate drainage is installed. Please can we ask that the Planning Enforcement Department make this informal footpath happen as drawn.
6. For all footpaths, Rights of Way and Informal, please finish with a durable surface that does not collect water, such as the Wheelock Rail Trail nearby or tarmac.

Many thanks for your consideration.  
Chairman, Sandbach Footpath Group.



# Planning Application 23/4600C

Site Layout 06/12/2023 (see planning portal)