

Claire Lewis

Subject: FW: Proposed Public Path Order at Footpath CF22 - Land off Ithon Road, Llandrindod Wells, Powys, LD1 6AS

From: [REDACTED]

Sent: 13 August 2019 17:00

To: [REDACTED]

Cc: Jill Exton [REDACTED]; Sian Barnes [REDACTED]; Claire Lewis [REDACTED]

Subject: RE: Proposed Public Path Order at Footpath CF22 - Land off Ithon Road, Llandrindod Wells, Powys, LD1 6AS

Hi Peter,

As I've made clear in the below email correspondence, it is simply not possible to link up footpath CF22 at its eastern end with Holcombe Drive. This is a historic route which has never connected Ithon Road with Holcombe Drive – it terminates in a resident's rear garden and they have confirmed they have no objection to the proposal, as submitted. As previously stated, public footpath CF22 was previously associated with the former Isolation Hospital that was located nearby but is no longer in existence.

I have copied in the PROW officers to this email and I reiterate below the reasons as to why there is no possible way to divert the public footpath to connect with Holcombe Drive (along its eastern boundary):

- The land required is in third party ownership and there is no prospect of it being available for purchase;
- The difference in gradient between the development site and land adjacent to Holcombe Drive would necessitate stepped pedestrian access which could lead to management and health and safety concerns;
- The proposed connection would require residents to traverse around Dŵr Cymru Welsh Water's existing asset and would require engineering works over a sewer easement. Your suggestion to re-direct the route closer to Dŵr Cymru's apparatus would be resisted by Dŵr Cymru and would result in further health and safety issues for users of the footpath. Again, this land would not become available for purchase;
- There are alternative, better connections elsewhere (as proposed) to facilitate pedestrian movement from Ithon road through the development site to Holcombe Drive and Llandrindod Wells. This is in accordance with Active Travel principles and has been agreed in principle as a better solution to promote pedestrian movement from Ithon Road and the development with Holcombe Drive and Llandrindod Town Council.

On the basis of all of the above, I trust I've made it clear how it is not physically possible to connect with Holcombe Drive along its eastern boundary. I hope I've also demonstrated how the current proposals would allow residents to connect with Holcombe Drive (which is not the case, at present).

I will liaise with the Public Right of Way department on how to progress this application.

Kind regards,

Dylan Green – Senior Planner

Asbri Planning Ltd | T: [REDACTED] | M: [REDACTED] W: <http://www.asbriplanning.co.uk>

-----Original Message-----

From: Peter Newman [REDACTED]

Sent: 13 August 2019 16:19

To: Dylan Green <[REDACTED]>

Subject: Re: Proposed Public Path Order at Footpath CF22 - Land off Ithon Road, Llandrindod Wells, Powys, LD1 6AS

Dear Dylan

Thank you for your email.

The critical thing for me is to link up Footpath CF22 at its eastern end with Holcombe Drive - the exact link is open to suggestion, adjacent to the pumping station compound looks possible.

Peter Newman
Open Spaces Society Local Correspondent
The Old Vicarage
DOLAU
POWYS LD15TH

[REDACTED]

[REDACTED]

On 13/08/2019 15:16, Dylan Green wrote:

Thanks Peter,

In order to avoid lodging an official objection, could you please provide a solution to the proposal to divert the right of way, taking into consideration the reasons provided in the below email correspondence? If we were to apply for the path from the hammerhead to Ithon road to be designated as a public footpath, would this allow you to support the application?

Kind regards,

Dylan Green – Senior Planner

Asbri Planning Ltd | T: [REDACTED] | M: [REDACTED]
<http://www.asbriplanning.co.uk>

> -----Original Message-----

From: Peter Newman <[REDACTED]>
Sent: 13 August 2019 12:07

To: Dylan Green <[REDACTED]>
Subject: Re: Proposed Public Path Order at Footpath CF22 - Land off Ithon Road, Llandrindod Wells, Powys, LD1 6AS

Dear Dylan, Thank you for your email.

I regret that should an Order be made to divert this path in the way you are suggesting my Society will have no option other than to lodge an official objection.

I am however hopeful that we can reach an agreement at this early stage to sort out the long standing problem on this path without affecting your proposals for the new development.

>

> Regards

>

> Peter Newman

> Open Spaces Society Local Correspondent The Old Vicarage DOLAU POWYS

> LD15TH

>

> [REDACTED]

>

> [REDACTED]

>

> On 13/08/2019 11:39, Dylan Green wrote:

>> Good morning Peter,

>>

>> Again, thanks very much for the response. In response to your latest email, having looked at the various options available, we believe the landowner would benefit more from removing the footpath altogether, instead of our client purchasing a strip of their land. This is outside of the applicant's control and we consider the current solution as being a more than acceptable proposal without having to purchase neighbouring land. The adjacent landowners have already confirmed in writing they do not object to the proposals. The application would still provide a connection between Ithon Road and Holcombe Drive, albeit in a more suitable position than the current route.

>>

>> In regards to the need for the existing obstacles be removed, as mentioned in my original email, this is a historic route and the public right of way has not provided a connection between Ithon Road and Holcombe Drive for many years. Notwithstanding, we will liaise with the Public Right of Way department in Powys on the preferred method to re-open the existing route prior to any diversion being agreed.

>>

>> Finally, we have been in regular discussions with the Public Right of Way department at Powys and based on these discussions, we consider that the current proposals to divert the PROW have consciously considered all future movement and we consider it to be acceptable and more appropriate than the current route. The new route allows increased connectivity with the wider public footpath network i.e. facilitating better connection with CF21 to the west and CF20, to the east. It also provides a more direct route for future occupants of the housing development to walk to local facilities within Llandrindod Wells town centre thus promoting Active Travel. The pavement from the hammerhead to Ithon Road would be formally adopted, however, there would be no requirement for it to be recognised as a formal public footpath.

>>

>> If you could please confirm you're happy with the proposed diversion, that would be appreciated. Thanks.

>>

>> Kind regards,

>>

>>

>> Dylan Green – Senior Planner

>>

>> Asbri Planning Ltd | T: [REDACTED] :

>> <http://www.asbriplanning.co.uk>

>>

>> -----Original Message-----

>> From: Peter Newman <[REDACTED]>

>> Sent: 01 August 2019 10:36

>> To: Dylan Green [REDACTED]

>> Subject: Re: Proposed Public Path Order at Footpath CF22 - Land off

>> Ithon Road, Llandrindod Wells, Powys, LD1 6AS

>>

>> Dear Dylan,

>> Thank you for your email of 30/7/

>> The route we are suggesting could connect with Holcombe Drive adjacent to the Welsh Water building on its northern side. This would probably necessitate you purchasing a strip of land from the adjacent householder, but this should suit him as the path will then be in a better location for him away from the main garden.

>> With regard to the 2 obstructions on the existing path, my Society expects any route the subject of a Diversion to be clear and usable before any diversion is considered.

>> This means that a gap needs to be made in each of the 2 obstructing fences, gates could be installed if needed for stock control.

>> The applicant for a Diversion Order has to sign to the effect that no obstructions exist on the path to be diverted. This would be on Powys County Council's application form.

>> Lastly the pavement we were referring to is the route south from the new hammerhead linking up with Ithon Road. This appears to be a stand alone route not running adjacent to a road so public footpath status would seem to be more appropriate.

>>

>> regards

>>

>> Peter Newman

>> Open Spaces Society Local Correspondent The Old Vicarage DOLAU POWYS
>> LD15TH
>>
>> [REDACTED]
>>
>> [REDACTED]
>>

>> On 30/07/2019 16:02, Dylan Green wrote:

>>> Good afternoon Peter,
>>>

Thanks very much for providing the below comments in relation to the diversion of right of way CF22 on land off Ithon Road in Llandrindod Wells.

We are in discussions with the Public Rights Of Way team at Powys County Council in order to formalise the diversions and we considered it prudent to write back to you to clarify the proposals, focussing on the points raised in your email.

At present, the public right of way does not provide a connection between Ithon Road and Halcombe Drive; it was previously associated with the former Isolation Hospital that was located nearby but is no longer in existence. The current route, therefore, is unused because it is blocked by fences and hedgerows. You'll notice from the attached plan that the application to divert the right of way proposals does not include for a dedicated footpath from the development site to Halcombe Drive for the following reasons:

- * Part of this land is out of our clients control and it is unlikely that the owners of a private dwelling will be agreeable to a connection through their property/their garden;
- * The difference in gradient between the development site and land adjacent to Halcombe Drive would necessitate stepped pedestrian access which could lead to management and health and safety concerns;
- * The proposed connection would require residents to traverse around Dŵr Cymru Welsh Water's existing asset and would require engineering works over a sewer easement;
- * There are alternative connections elsewhere to facilitate pedestrian movement from Ithon road through the development site to Halcombe Drive and Llandrindod Wells.

It is for these reasons why the diversion does not promote this connection.

Furthermore, the pavement along Ithon Road will be adopted by the Highway Authority. As such, this does not need to be formally designated as a public footpath. The public footpath would relate to the route identified as point C-E

If you could please confirm receipt of this email and confirm you have no objections to the diversion, as proposed, that would be very much appreciated. We can then proceed with the next steps in the diversion process. Thanks.

Kind regards,

Dylan Green – Senior Planner

>>>
>>> Asbri Planning Ltd | T: [REDACTED]:
>>> <http://www.asbriplanning.co.uk>
>>>
>>> -----Original Message-----
>>>
>>> From: Peter Newman <[REDACTED]>
>>> <mailto:[REDACTED]>
>>>
>>> Sent: 25 April 2019 12:39
>>>
>>> To: Kate Stevens <[REDACTED]>

>>> <mailto: [REDACTED]>>

>>>

>>> Subject: Re: Proposed Public Path Order at Footpath CF22 - Land off

>>> Ithon Road, Llandrindod Wells, Powys, LD1 6AS

>>>

>>> Dear Mr Green

>>>

>>> Thank you for consulting us on the above.

>>>

>>> We shall be looking for a dedicated footpath connection from the Hammerhead at the northern end of the development, west to Ithon

>>> Road and East to Holcombe Drive.

>>>

>>> You appear to be showing a pavement to Ithon Road if I have correctly understood your plan. This will need to be upgraded to public footpath status to allow it to be added to the Definitive Map and signposted.

>>>

>>> I look forward to your response.

>>>

Peter Newman

Open Spaces Society Local Correspondent

The Old Vicarage

DOLAU

POWYS LD15TH

[REDACTED]