

# OPERATIONS DIRECTORATE

## MEMORANDUM HIGHWAYS and TRANSPORT

**To:** Planning Maidenhead **Your Ref:** 16/02814  
**Copy:** HDC **Our Ref:** 16/02814  
**From:** Anthony Hurst, Principal Public Rights of Way Officer **Ext:** 6180  
**Date:** 19<sup>th</sup> October 2016  
**Subject** **Land At BCA And Bordered By Main Buildings To North And Dellars Cope To South Burchetts Green Road Burchetts Green Maidenhead:**  
**Development of a care village comprising of a 50 bedroom care home, village care and wellbeing centre, 26 assisted living units, 82 independent living units, landscaping, parking and associated new access drive**

Thank you for your consultation dated 21<sup>st</sup> September.

There are a number of public rights of way in the vicinity of the application site (see attached extract from the Definitive Map of Public Rights of Way).

The closest public right of ways to the application site are Footpath 30 Hurley, (part of the "Chiltern Way-Berkshire Loop"), which is approximately 100m to the south, and Footpath 18 Hurley which passes close to the route of the proposed new access road. There are also more distant views of the site from Footpath 17, to the west.

The Landscape and Visual Impact Assessment submitted with the application includes an assessment of the impact of the proposed development on views from these public rights of way and other public view points. The Assessment concludes that the impact on views from the Footpath 30 (The Chiltern Way) would be "*Moderate adverse, becoming slight as the new vegetation matures*" and the impact on views from Footpath 18 would be "*Slight adverse*". I am broadly in agreement with this assessment.

### Footpath 30 Hurley

The buildings comprising the care village would be visible from part of Footpath 30 Hurley, from a distance of approximately 100m at the closest point. However, the view would be partially screened by existing and proposed vegetation, and the buildings would only impact upon views from a relatively short section of the footpath.

### Footpath 18 Hurley

The proposed site access road around the edge of "Five Trees Field" would be visible from the section of Footpath 18 Hurley that runs south-eastwards from the main BCA access drive, with the entrance to the access road being directly adjacent to the entrance to the public footpath.

Vehicles using this new access road would have an adverse impact on the setting of this section of the public footpath, both in terms of visual and noise disturbance, although partially screened by the existing tree belt alongside "Five Trees Field".

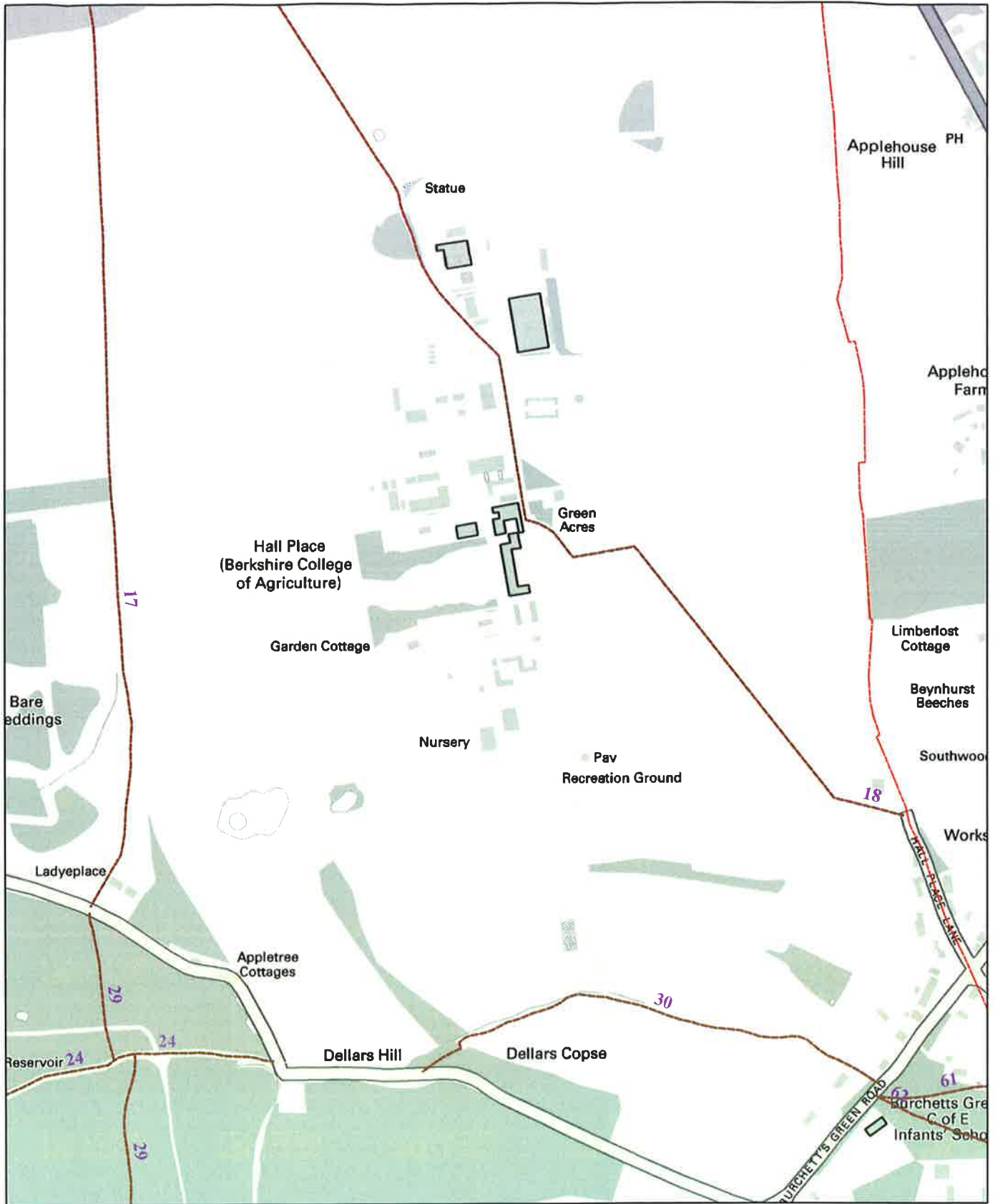
The level of disturbance could however be significantly reduced if the new access road was reduced to a single lane as part of a one-way only arrangement with vehicles accessing the site from the new road and leaving via the existing internal access road, as recommended in the Highways Officer's comment.

Footpath 17 Hurley

The application site is sufficiently distant from this footpath such that there would be only minimal impact on views.

Overall, it is considered that whilst there would be some adverse impact on views from public footpaths 30 and 18, the magnitude of these impacts would not be sufficiently severe as to justify an objection to the application on public rights of way grounds. However, consideration should be given to minimising the impact of the proposed new access road on Footpath 18 by incorporating a one-way arrangement as noted above.

Anthony Hurst  
Principal Public Rights of Way Officer



Public Rights of Way

Scale: 1:6,500



Extract from Definitive Map  
of Public Rights of Way

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Ordnance Survey 100018817

The Royal Borough



Windsor & Maidenhead