

REPORT ON: MALLARD DRIVE DEVELOPMENT – FOOTPATH ISSUES**1 PURPOSE OF THE REPORT**

To consult with LAF members about the situation with the Mallard Drive housing development; the current access paths available in the area, the residents' petition for closure of a new link path into the development and an existing public footpath adjacent to the development.

2 BACKGROUND

- 2.1** The design for the Mallard Drive development known now as Eagle Rd and Swift Close included a new public right of way to link the existing footpaths to the development and provide an alternative lit walking route through the site. This path is to run from the existing Footpath 4b (adjacent to no. 19 Eagle Rd) in front of properties 18 and 19 Eagle Road to what will be the adopted highway of Eagle Road. This new path along with the rest of Eagle Road and Swift Close has not yet been legally adopted by the Council and therefore remain under the control of the developers, Taylor Wimpey.
- 2.2** The alleyway located to the east of the British Legion is an existing public footpath known as Footpath 4c. This path is unlit and narrow at approximately 1.6m width with a tall mature hedge on one side and the fence of the British Legion on the other. There is no street lighting on this path or the path it links to at the north end which leads to Mallard Drive (east) and Brook Path (west). The existing footpath 4c runs parallel to another public footpath 3b (known as Brook Path) on the other side of the British Legion which is lit.
- 2.3** Residents in the new development have been reporting anti-social behaviour/crime since occupation of the new houses began in April 2011. The issues being experienced in terms of anti-social behaviour and crime are summarised as follows;
- Youths loitering in the existing path at the point where it joins the development
 - Youths jumping over the metal heras fencing where the path joins the existing footpath adjacent to 19 Eagle Rd (the path has now been opened by the developer)
 - Bottles and litter being thrown into the gardens of the houses adjacent
 - Arson attacks on the fencing and hedge along the existing footpath at the rear of gardens
 - People having sex in the existing path at the rear of gardens
 - A serious incident took place on the evening of 23rd Nov just after Taylor Wimpey opened up the link path. The resident in the bungalow immediately adjacent to the path was assaulted by a man who came into his car port; the man then fled through the link path gap and up the existing paths.

- 2.4 Residents in Eagle Rd and Swift Close submitted a petition on 9th November 2011 requesting the closure of the link path through to the development along with closure of the existing public footpath adjacent to the development.
- 2.5 An anti-social behaviour case conference took place on 9th November 2011 on this issue where the Police confirmed their support of closing the paths.
- 2.6 In opening the link path in the development where it links to the existing public footpath, Taylor Wimpey has fulfilled their obligation under the planning consent. This will allow an assessment to be made with the paths open during a trial period of three months. If after this time there is anti-social behaviour/crime being reported as a result of the link path being open, the Highways Authority can look at a variation being made of the planning obligation/closing the link and assess the further need to close the existing footpath.

2.7 Photos



New link path through to Eagle Road



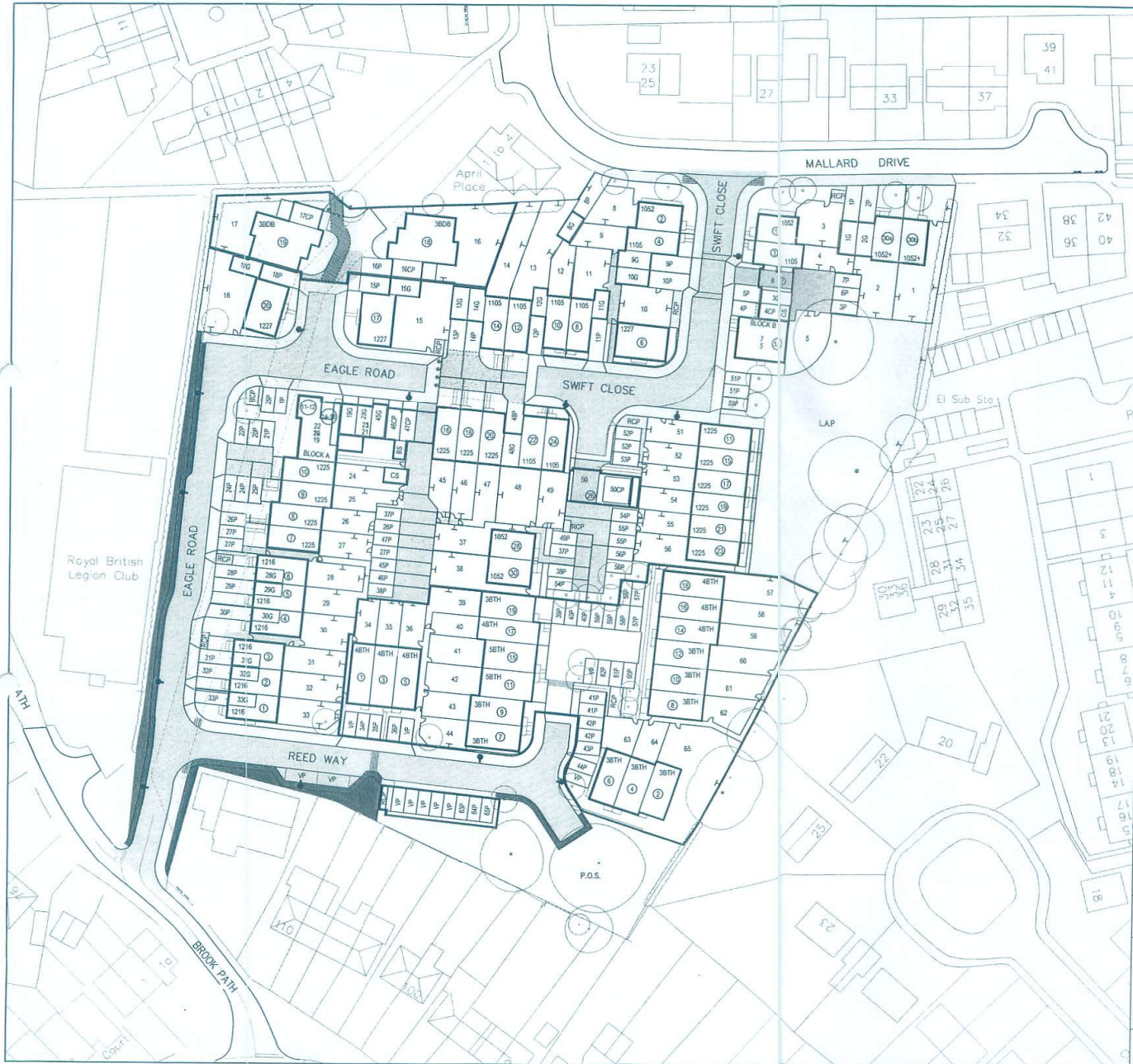
Existing FP4b between Brook Path and Mallard Drive



Existing FP4c between British Legion and Eagle Road

LOCAL ACCESS FORUM REPORT – 15th DECEMBER 2011 – AGENDA ITEM 6

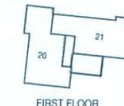
From TW 4/11/10



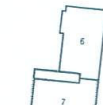
- KEY**
- SECTION 38 ADOPTABLE ROADS
 - SECTION 38 ADOPTABLE PATHS
 - SECTION 38 ADOPTABLE VERGES
 - OPEN SPACE AREAS
 - AFFORDABLE HOUSING
 - SHARED ACCESSWAYS
 - PUBLIC RIGHT OF WAY
 - SEWER EASEMENTS
 - POSTAL NUMBERS
 - STREET LIGHT COLUMNS



BLOCK A PLOTS 19-23



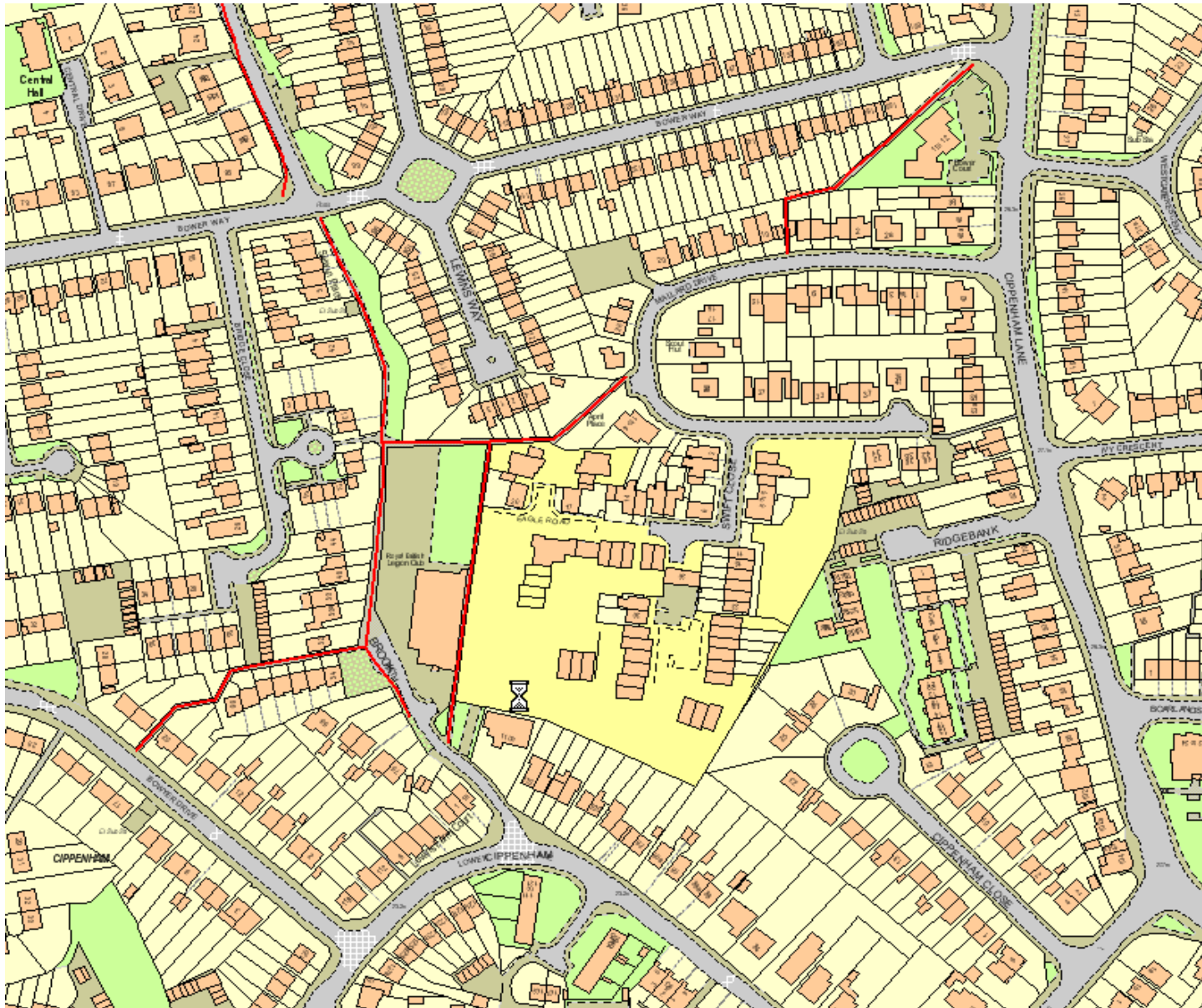
BLOCK B PLOTS 5-7



- F 26-07-10 Parking for 19 and 22 switched.
- E 24-06-10 Rear boundaries to 29-32 amended. Parking allocations for 51-52 amended.
- D 20-05-10 S.38 adoptable verge areas amended. Parking to plots 24,25,37 and 38 amended. Extent of 51 amended.
- C 03-02-10 Extent of 50 amended.
- B 29-01-10 Extent of 25 and 45 amended. Lamp columns added.
- A 19-01-10 End of Eagle Road extended affecting 13,15 and 45.

REV	DATE	DETAILS	BL
JOB	KINGS PARK, SLOUGH		
TITLE	CONVEYANCE PLAN		
SCALE	1:500@A2	DRN TJS	CHKD
		DATE 04-01-10	DATE
		Taylor Wimpey West London Limited Stratfield House, Station Road, Hook, Hampshire, RG27 9PQ Telephone 01256 760606 Fax 01256 765884	
DRG.No.	150-448/CONVEY		Rev. F

2.8 Location Plan



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