

## Proposed Residential Development

### New Brighton Road, New Brighton, Mold

DR/18259/TN02 - 02 June 2021

1. We are instructed to advise on the transport implications of the proposal by Stewart Milne Homes to develop land at New Brighton Road for residential purposes. The site is identified within the draft Flintshire Local Plan as being suitable for residential development and was recently supported by the Council in promoting the Local Plan through its independent examination by the Welsh Government.
2. The current proposals consist of 84 dwellings, of which 25 dwellings are classified as affordable dwellings. Access is proposed to be taken directly from New Brighton Road, some 60m north west of the existing junction with Cae Isa.
3. A Transport Assessment has been prepared to support the proposals and addresses items such as traffic generation and distribution, assessment of the existing road network, compliance with transport policies etc, but a detail that remains outstanding is the matter of 'safe routes to school'.
4. It is agreed that there is a safe route to the schools in Mynydd Isa, which include an infant school, junior school and high school. There is a continuous footway to each of these schools and this footway is alongside a 30mph road with street lighting. A pedestrian crossing is proposed at the New Brighton Road junction with the A5119 as part of the development proposals, which will further improve the route to Mynydd Isa. These schools in Mynydd Isa are regarded as the 'nearest suitable schools' for children on the development site.
5. However, whilst the nearest suitable schools may be in Mynydd Isa, there is a suggestion that some children may be enrolled at the combined infant and junior school in Sychdyn. At the present time there is no safe walking route to that school from the development site.
6. If it were to be determined that there is a need for a safe pedestrian route to the school in Sychdyn then there would appear to be 3 options available to secure that safe route:
  - Provide a footway alongside New Brighton Road over the 700m distance from the western edge of the development site to the nearest existing footway in Sychdyn.
  - Provide improved linkage to the existing public footpath route which passes from New Brighton Road to Wat's Dyke Way in Sychdyn.

- Provide the funding for a school bus to link the development site to Sychdyn School.
7. The footway alongside New Brighton Road can be provided within the existing highway verge, either by providing the funding to the Council for this work, or the developer undertaking the work under the Council's supervision. The width of the footway would need to be determined by a topographical survey, as the highway verge changes in width along the route.
  8. As an alternative pedestrian route, there is an existing public right of way that, in part, passes through the development site, from Argoed View to New Brighton Road. This route is incorporated into the development site layout and an improved connection with New Brighton Road will be provided to improve safety for pedestrians as they currently emerge onto a narrow verge that has steps down to the carriageway of New Brighton Road.
  9. This existing public footpath route has no direct onward connections and pedestrians are required to walk in the highway verge or carriageway to reach this terminal point of the public footpath. Some 150m west of the development site frontage is another public footpath that again has no associated footway connections on New Brighton Road. This footpath links to Sychdyn, at Wat's Dyke Way. An extract from the public rights of way map is provided below, with the links described above highlighted:



10. If this public footpath route were to be the favoured safe route to school then a footway can be funded, or provided, by the developer to connect the two public footpath routes with a new 150m section of footway on the south side of New Brighton Road.
11. In terms of the potential for a bus link between the site and Sychdyn Primary School, it is noted that there is currently a school bus service from Sychdyn Primary School to Argoed High School in Mynydd Isa. This existing bus service could be linked to the development site in order to pick-up any junior school pupils in New Brighton and take them to Sychdyn. This would not only provide a service for the development but also other residents in New Brighton where primary school aged children travel to Sychdyn. Any costs for this additional service could be met by the developer in the short term at least.
12. Overall, whilst it remains our view that there is a safe route to infant, junior and secondary schools in Mynydd Isa, if it were to be determined that a safe route is essential to the primary school in Sychdyn, then this is achievable by any of the options described above.