

## **Desire Lines / Un-made paths for consideration – Kings Reach**

There are several locations across the Kings Reach Development where, over time, residents have created informal un-made pathways where one does not formally exist.

Some of these appear to have been created because the existing / nearest path is not in the most appropriate place, but most are where there is no suitable pathway or access nearby.

Shared space issues are separate to this, although in some cases are linked to these desire lines.

Suitable crossing routes / dropped kerb issues / pinch points for the Wheelchair / Buggy users and parents with Push Chairs also require further consideration will be dealt with separately.

**Baden Powell Way at Junction with Venus Avenue**

There is a crossing / access near to this location. Some pedestrians clearly do use the existing provided path, but others do not. Venus Avenue is a bus route only, so relatively low traffic.

Recommend an additional surface pathway to be provided



<https://www.google.co.uk/maps/place/Biggleswade/@52.086277,-0.2414813,172m/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>

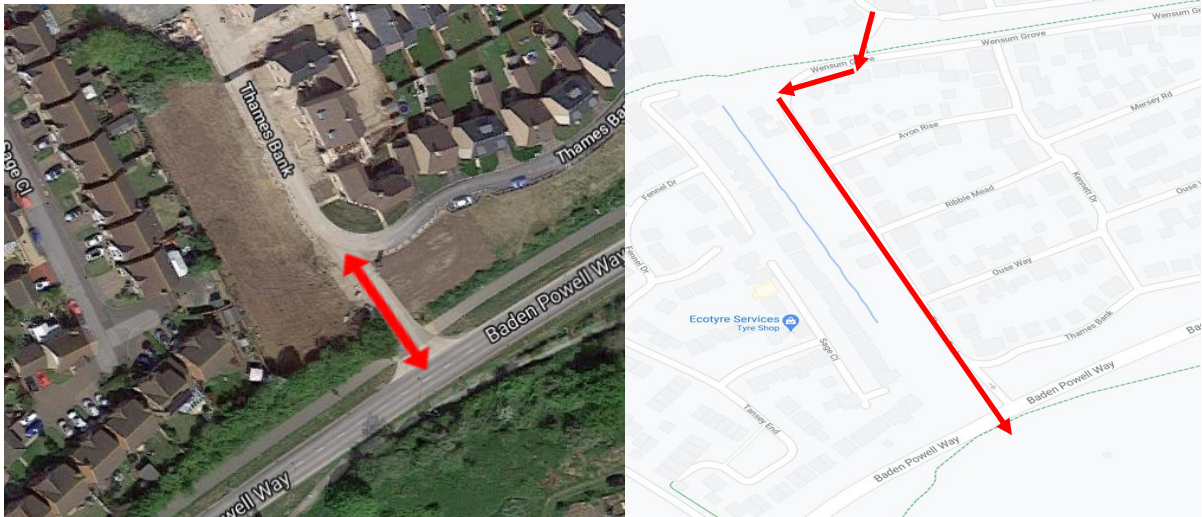


## **Baden Powell Way / Thames Bank**

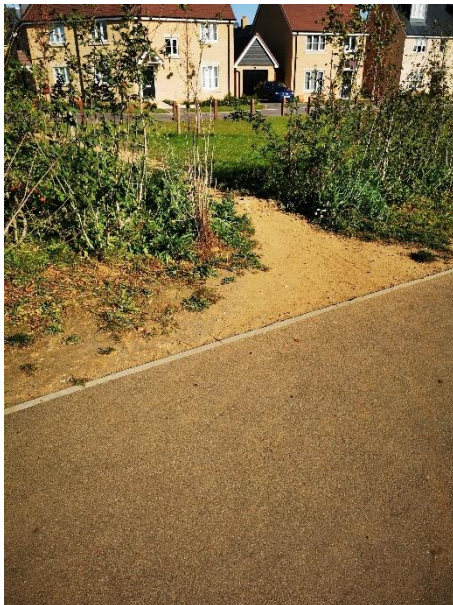
The desire line between the north/west of the development and the Baden Powell pathway, is via Gilbert Avenue, Thames Bank, providing access to/from the South of the town and Retail Park

Residents have created / utilise a gap in the hedge where the previous builders' access to the site existed. This one is well used.

Recommend this be surfaced.

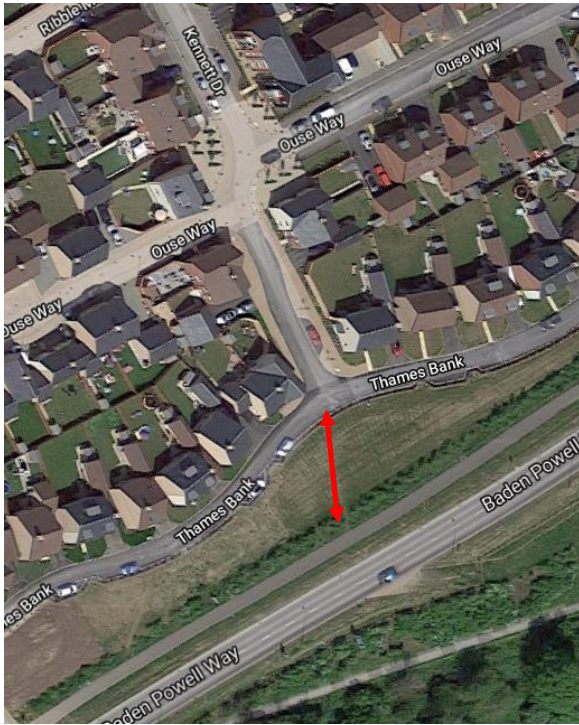


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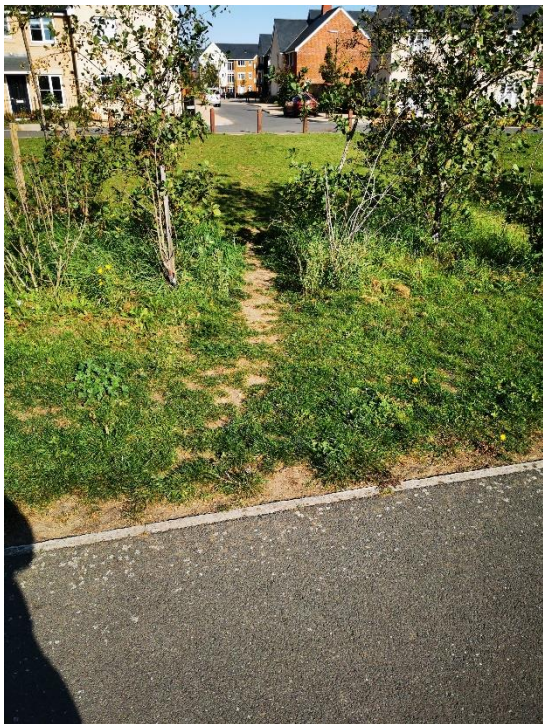


**Baden Powell Way to Thames Bank – Opposite Kennett Drive.**

This is an alternative desire route between Baden Powell Way pathway and the north/west of the development. This seems to be less used, but still provides easy pedestrian access required.



<https://www.google.co.uk/maps/@52.0854973,-0.2428682,3a,90y,25.91h,68.77t/data=!3m6!1e1!3m4!1sR1czK2q5ja5RZ1nJkM5OdQ!2e0!7i16384!8i8192>



**Access to Baden Powell Way Play Area / MUGA from Herschell Green Play Area via Apollo Gardens Play Area**

This one is a request to provide more convenient access between the Baden Powell Way Play Area and Mercury Lane. This would require some sort of bridge to cross the drainage ditch somewhere on Mercury Lane, between Eris Avenue and Neptune Lane. Currently there is an extended route that is not desirable. Currently not easy to identify whether this is / would be used as there is a drainage ditch making a route inaccessible to user.



<https://www.google.co.uk/maps/place/Biggleswade/@52.0876149,-0.2399678,330m/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



**Baden Powell Way to Mercury Lane**

Currently there is not a direct access between Mercury Lane and the Baden Powell pathway. Residents have created an ad-hoc access through the hedging which is unsatisfactory.

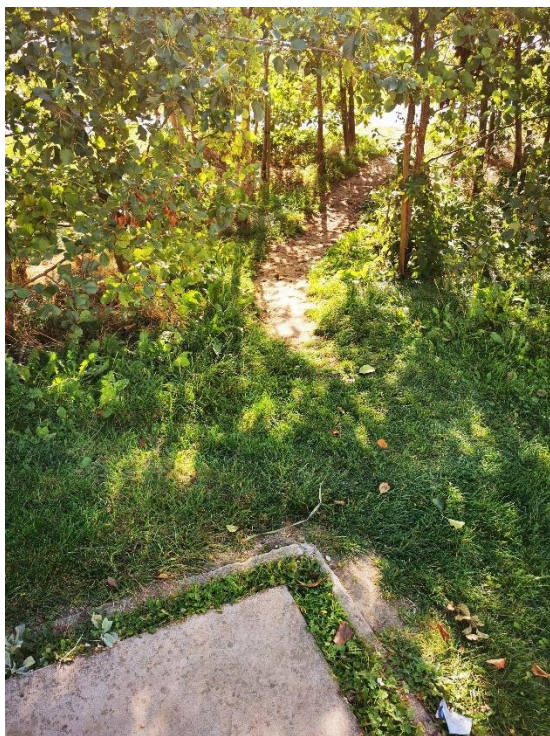


<https://www.google.co.uk/maps/@52.0879822,-0.2388247,3a,15y,322.4h,85.95t/data=!3m6!1e1!3m4!1sg94jmul2x5jddsZ-yFnzXw!2e0!7i13312!8i6656>



**Baden Powell to Mercury Lane, Opposite Saturn Way**

Similar to the previous entry above, there is not a direct access between Mercury Lane and the Baden Powell pathway. Residents have created an ad-hoc access through the hedging which is unsatisfactory.



### **Junction with Footpath 33 and Compton Mead**

Footpath 33 is a regular route for dog walkers and pupils from Edward Peake Middle School taking a more direct route home. Residents are currently climbing over and under the fence at the junction of Footpath 33 and Compton Mead. This created access is well used.

The Google Street View image shows the fence section having been removed, although this is now back in place.

Currently there is still a developer's fence, with Graffiti, in place to the west of this location that is expected to be removed.



<https://www.google.co.uk/maps/@52.093939,-0.2471188,3a,75y,265.59h,84.56t/data=!3m6!1e1!3m4!1s!5zujDUEGuNdrNe!3tSIYg!2e0!7i13312!8i6656>





## Maunder Avenue and the path on Chamberlain Park

Maunder Avenue is a shared space road, with turfed / grassed areas on the highway immediately outside residential properties. Some of these areas are maintained by residents although not their property. There is no continuous surfaced pathway in Maunder Avenue, therefore pedestrians are required to walk within the main highway, sharing this space with motor vehicles. Whether this is ideal or acceptable is a matter for another discussion.

For the purpose of this report, the issue here is that the pathways at the junction between the main road/highway in Maunder Avenue and the pathway from Chamberlain Park are not joined, meaning that there is no safe and satisfactory way for wheelchair and buggy users to access the path, without crossing an unsurfaced area. It seems like a simple short section of pathway would create a solution.



<https://www.google.co.uk/maps/place/Biggleswade/@52.0918597,-0.2445323,169m/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



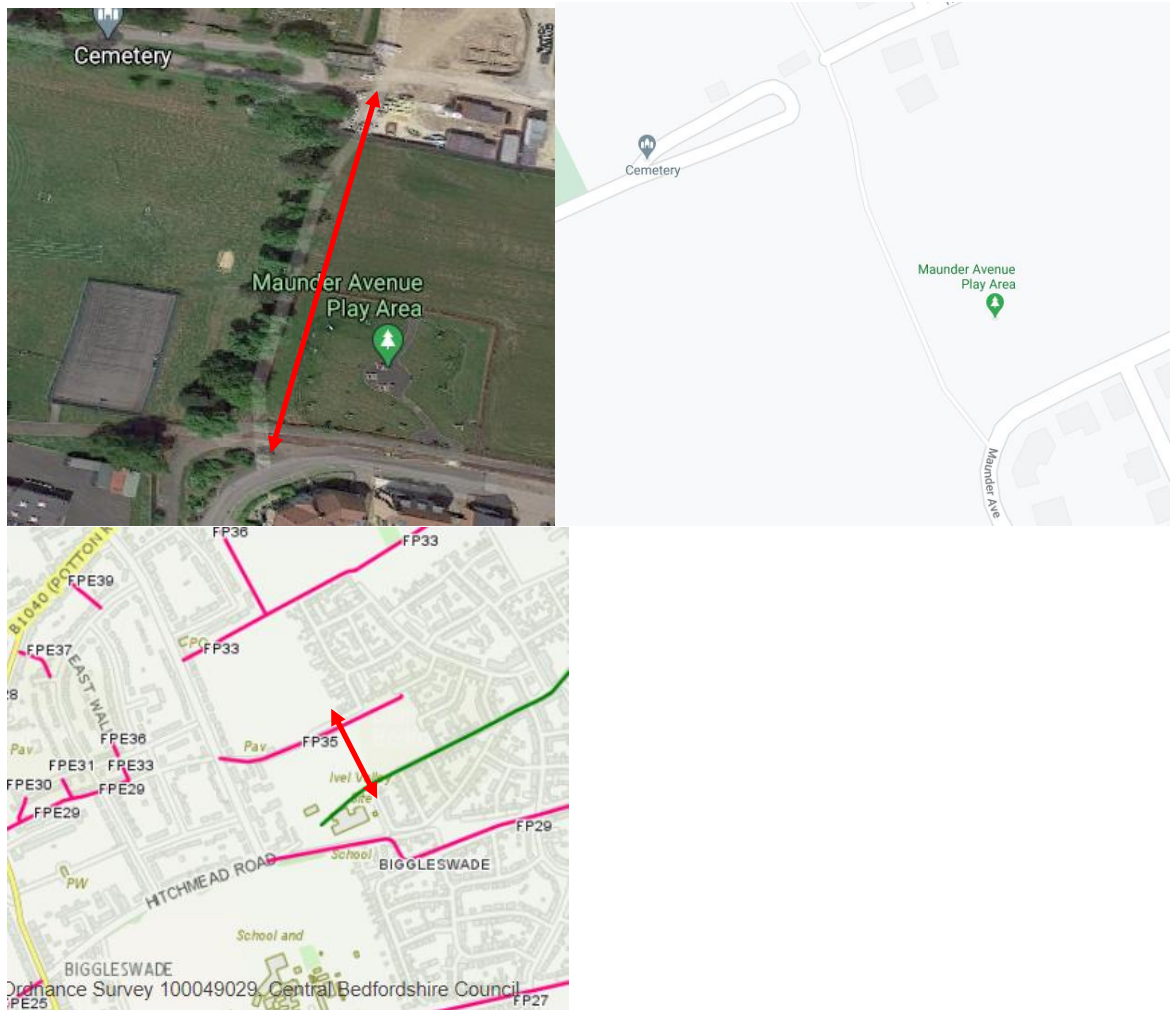
**Between Maunder Avenue / BW28 and Hunt Road**

Currently pupils attending Edward Peake Middle School living in the southern part of the Kings Reach development wishing to take a more direct route home currently use the shortly to be surfaced FP36, part of FP33 and access Compton Mead, then Maskin Drive, Hunt Road across the Maunder Way "Field" and join Maunder Avenue and other routes to get home. The alternative is much longer.

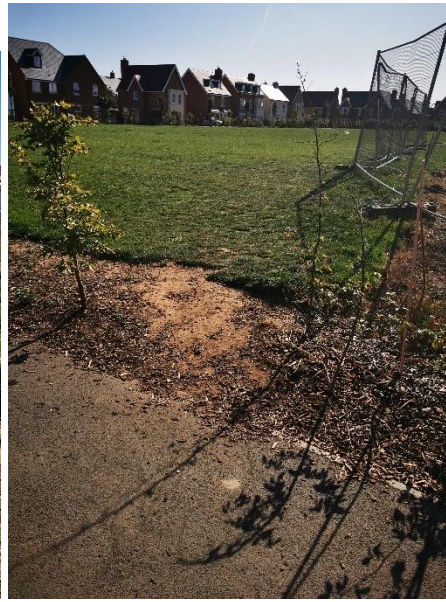
Recommend that options are considered here?



Catchment Area map for Edward Peake Middle School



<https://www.google.co.uk/maps/place/Biggleswade/@52.0895382,-0.2448807,221a,39y,322.07h,45t/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



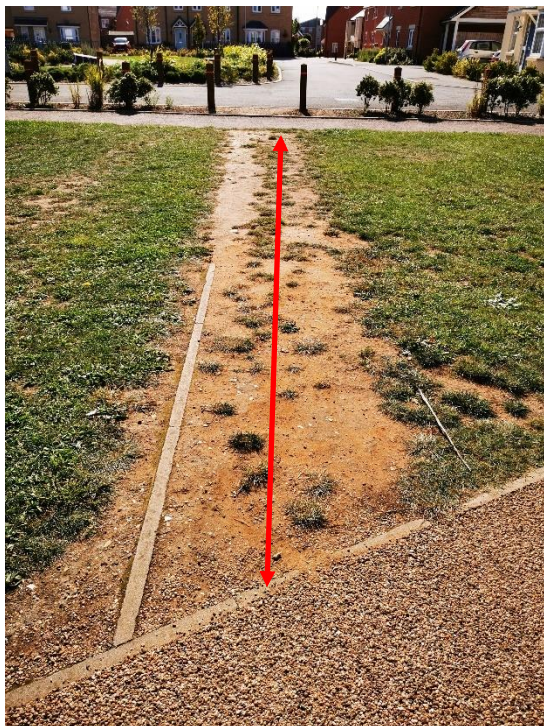
**Babbage Lane to Maunder Avenue, opposite Aston Croft**

There is an unmade pathway / desire line between Babbage Lane to Maunder Avenue. There appears to be some form of edging for a short section at the north of the eastern side of the path, suggesting a planned potential pathway. Residents are clearly using this logical route to the school and shops.

Recommend that this is properly surfaced? A small section immediately to the north of Babbage Lane will also need to be included.



<https://www.google.co.uk/maps/place/Biggleswade/@52.0908208,-0.245919,116a,36.8y,128.81h,45t/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



**Gemini Lane to Herschel Green, opposite Mars Drive**

There is an unmade desire line / direct route between the south of the development and St Andrew's Lower School East site, and the shops in Sullivan Court via Jupiter Way, Mars Drive, crossing Gemini Lane / FP29.

This route is very well used. Surfacing and drop kerb required.



<https://www.google.co.uk/maps/place/Biggleswade/@52.0905343,-0.2408512,171m/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



**Access to Rutherford Way Play Area from Rutherford Way / Babbage Lane**

This one is more of an inconvenience / and badly thought out. There is no obviously direct access to the Rutherford Way play area from Rutherford Way.

Short, surfaced sections required in the two locations marked.



<https://www.google.co.uk/maps/place/Biggleswade/@52.0900402,-0.2438558,183a,49.7y,1.07t/data=!3m1!1e3!4m5!3m4!1s0x4877c962f0933565:0x8e80cc71f386847a!8m2!3d52.086938!4d-0.26422>



**Pedestrian Walkway from Wensum Grove, via Thames Bank to Baden Powell Way (see earlier Desire Line)**

Following on from previous locations, the desire line / route between the north/west of the development and the Baden Powell pathway, is via Gilbert Avenue, Thames Bank, providing access to/from the South of the town and Retail Park.

There is no surfaced area other than the shared space of Wensum Grove and Thames Bank.

Recommend that a surface to the west of Wensum Grove and Thames Bank, on the Fennel Drive/ Sage Close side be considered, joining to Baden Powell Way to the south and FP27 to the north.

