

From: [Frost, Shona \(F&C\)](#)
To: [Planning \(SMDC\)](#)
Cc: [ECU Consultations \(Place\)](#)
Subject: RE: EC3210SM - SMD/2022/0132 - Land adj Huntley Lane, Huntley, Cheadle - ROW Consultation - PRoW Cheadle 16
Date: 27 April 2022 15:48:31
Attachments: [image001.png](#)

Dear SMDC Planning,
Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way crossing the location in question. From the information available it would appear to be affected by the proposals. The following should be brought to the attention of the applicant and noted in the planning consent if granted:

A public right of way (Footpath No. 16 Cheadle Parish) runs across the site at the northern end. It is not in the location that is indicated on either the site block plan or as described in the Design and Access statement.

The granting of planning permission does not constitute authority for any interference with the public right of way and associated items - or its obstruction (temporary or permanent). The term obstruction, in this context, also applies to items such as gates or stiles which are regarded as "licenced" obstructions which must be sanctioned by the highways authority.

It is imperative that users of the path are able to exercise their public rights safely and at all times and that the path is reinstated if any damage to the surface occurs as a result of the proposed development. Therefore, if this public right of way needs diverting as part of these proposals the developer must apply to Staffordshire Moorlands District Council under section 257 of the Town and Country Planning Act 1990 to divert the public rights to allow the development to commence. For further information the applicant must read section 7 of DEFRA's Rights of Way Circular (1/09). In such an instance it is also strongly suggested, in order to avoid unwanted complications, that guidance should be sought from Staffordshire County Council as Highways Authority, regarding the exact position of the Public Right of Way shown on the Definitive Map.

Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity. The possibility of the existence of a currently unrecognised public right of way, makes it advisable that the applicant pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

Yours sincerely
Shona Frost



Shona Frost CGeog GIS FRCS | Team Manager
Spatial Information, Environment and Countryside
Email: shona.frost@staffordshire.gov.uk
www.staffordshire.gov.uk

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

From: ECU Consultations (Place)

<ecu.consultations@staffordshire.gov.uk>

Sent: 27 April 2022 08:18

To: Frost, Shona (F&C) <shona.frost@staffordshire.gov.uk>; Hall, Julie (F&C) <julie.hall@staffordshire.gov.uk>

Subject: EC3210SM - SMD/2022/0132 - Land adj Huntley Lane, Huntley, Cheadle - ROW Consultation

Morning,

ROW consultation from SMDC.

Best wishes,

Shane

Shane Kelleher MCIfA| County Archaeologist Rural County – Environmental Advice

Office: 1 Staffordshire Place, Stafford, ST16 2LP

: (01785) 276580

: (07855) 060980

(: shane.kelleher@staffordshire.gov.uk

s: www.staffordshire.gov.uk

Please note: In May 2018 Staffordshire County Council's Historic Environment Team introduced a charged-for pre-application advice service for developers and a charged-for curatorial service for archaeological contractors. For more details about these changes to our service please click [here](#)

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

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Sent: 27 April 2022 07:55

To: ECU Consultations (Place)

<ecu.consultations@staffordshire.gov.uk>

Subject: External Consultation Letter - App ref SMD/2022/0132

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