**From:**
**Sent:** 27 September 2023 14:46
**To:** Planning (SMDC)
**Cc:** ECU Consultations (Place)
**Subject:** EC3210SM - SMD/2023/0458 - Land adjacent Sunnyhill, Clerks Bank, Ipstones - replacement general purpose agricultural building - Rights of Way

**Categories:**

Dear Lisa,

## Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way running along the access track to the application site, and immediately adjacent to the proposed development.

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.

The following should be brought to the attention of the applicant and noted in the planning consent if granted:

Public Footpath No. 30 Ipstones runs along the access track to the application site (occupying the full width of the track between boundaries), immediately south west of the proposed development, before heading north west.

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).

NPPF 100. states that: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Where private rights exist that allow the use of vehicles along a footpath, drivers of vehicles must give way to pedestrians.

In the absence of private rights, driving a vehicle on a public right of way is a criminal offence.

Any works that affect the surface of the footpath require discussions with the County Council Rights of Way Team.

It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development.

Kind Regards,

**Julie Hall**
**Definitive Map and Spatial Information Officer**
**Staffordshire County Council**

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