From:	Hall, Julie (E,I&S)
To:	Planning (SMDC)
Cc:	ECU Consultations (Place)
Subject:	EC3210SM - SMD/2023/0465 - 8 Birch Grove, Forsbrook - change of use from dwellinghouse (Class C3) to care home for children (Class C2) - Rights of Way
Date:	10 October 2023 14:54:45

Dear Lisa,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire show a public right of way adjacent to the application site. However, from the information submitted, it does not appear it will be directly impacted by 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. 16 Forsbrook Parish runs adjacent to the application site, just outside the eastern boundary of the site.

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.

Users of the path must be able to exercise their public rights safely and at all times and the path be reinstated if any damage to the surface occurs as a result of the proposed development.

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.

Kind Regards,

Julie Hall
Definitive Map and Spatial Information Officer
Staffordshire County Council

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