

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: EC3210SM -5 - Apesford Farm , Apesford Lane, Bradnop - Change of Use of Agricultural Building to 2 Dwelling Houses (Use Class C3) - Rights of Way
Date: 18 March 2024 11:42:30

From: Hall, Julie (E,I&S) <>
Sent: Friday, March 15, 2024 9:46 AM
To: Chris Johnston <>
Cc: ECU Consultations (Place) <>
Subject: EC3210SM -5 - Apesford Farm , Apesford Lane, Bradnop - Change of Use of Agricultural Building to 2 Dwelling Houses (Use Class C3) - Rights of Way

Dear Chris

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 site and a public right of way running adjacent. From the information submitted it would appear that the public rights of way are not directly impacted by the proposals.

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

Public Footpath No. 16 Bradnop and Cawdry Parish runs along the access track to the application site (occupying the full width of the track between boundaries), then heads south west of the proposed development.

Public Footpath No. 17 Bradnop and Cawdry Parish runs adjacent to the application site; through the site access for Apesford Farmhouse, then runs immediately west/south west of the proposed development.`

The granting of planning permission does not constitute authority for any interference with the public rights of way and associated items - or 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 paths must be able to exercise their public rights safely and at all times and the paths be reinstated if any damage to the surface occurs as a result of the proposed development.

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 hedging/trees/shrubs planted within 3 metres of the public right of way are the responsibility of the landowner not the Highways Authority (including maintenance and liability).

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.

Kind Regards,

Julie Hall
Definitive Map and Spatial Information Officer
Staffordshire County Council

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