

Dear Declan,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows public rights of way crossing and adjacent to, the application site and a public right of way running along the access track. From the information submitted it does not appear they will be directly impacted by the proposed development.

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

Public right of way Footpath No.48 Cheddleton Parish runs across the application site from the southern boundary at Newfields Farm, north to the northern boundary and then adjacent to, but outside the site boundary to the west. Public right of way Footpath No. 60 Cheddleton Parish runs across and adjacent to the southern boundary of the application site from west, continuing along the access track to the east.

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.

NPPF 104. 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.

Users of the path/s 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. Where private rights exist that allow the use of vehicles along a public right of way, drivers of vehicles must give way to pedestrians.

Any trees, shrubs or hedging 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.

Yours sincerely
Shona Frost



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My normal working days are Tuesday to Thursday.

Shona

Please respond by 10 May 2024.

Thank you

-----< Content Manager Record Information >-----

Record Number: 003/07/01/257314

Title: EC3210SM - SMD/2024/0019 - Land at Newfields Farnm, Rownall Rd,
Wetley Rocks - development of battery storage system (BESS) - revised
information

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