

From:

To:

Cc: EC3210SM - SMD/2024/0148 - Paddock House, Eaves Lane, Cheadle - Rights of Way

Subject: 07 May 2024 08:08:45

Date:

Dear Ben,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way along the access route 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. 6 Cheadle Parish runs along the access track to the application site (occupying the full width of the track between boundaries), north of the proposed 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).

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.

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 right of way is a criminal offence.

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.

Julie Hall

Definitive Map and Spatial Information Officer

Environment and Countryside

Staffordshire County Council

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