

From: [Hall, Julie \(E,I&S\)](#)
To: [Planning \(SMDC\)](#)
Cc: [ECU Consultations \(Place\)](#)
Subject: EC3210SM - SMD/2023/0618 - Sprinks Farm, Blackwood House Lane, Horton, Leek - Retrospective Application for the erection of a single storey rear extension - Rights of Way
Date: 19 June 2024 16:14:26

Dear Arne,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire show a public right of way crossing 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. 20 Horton Parish runs through the farm; along an access track and west of the proposed development.

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.

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.

Users of the rights of way must be able to exercise their public rights safely and the rights of way be 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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