

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: External Consultation Letter - App ref SMD/2025/0177
Date: 29 April 2025 11:08:35
Attachments: [image001.png](#)

From: Planning (SMDC)
Sent: 28 April 2025 12:21
To: Chris Johnston
Subject: FW: External Consultation Letter - App ref SMD/2025/0177

Regards

Karen Williams
Planning Support Team
Customer Services
High Peak Borough Council and Staffordshire Moorlands District Council
www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

From: Allenet, Laura (E,I&S)
Sent: 28 April 2025 11:48
To: Planning (SMDC)
Cc: ECU Consultations (Place)
Subject: RE: External Consultation Letter - App ref SMD/2025/0177

Hello,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows no public rights of way directly affected by the proposed development. Nor has Staffordshire County Council 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 Definitive Map of Public Rights of Way for Staffordshire shows public rights of way that may be affected by the proposed application. The following should be brought to the attention of the applicant and noted in the planning consent if granted.

The public right's of way **Cheddleton 1** and **Cheddleton 11** run along the access to the property and also run adjacent to the property. 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).

Where private rights exist that allow the use of vehicles along a public right of way, 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.

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. If any public right of way needs diverting as part of these proposals the developer must apply to Staffordshire Moorlands Council under section 257 of the Town and Country Planning Act 1990 to divert the public rights to allow the development to commence. For further information the applicant must read section 7 of DEFRA's Rights of Way Circular (1/09). In such an instance it is also strongly suggested, in order to avoid unwanted complications, that guidance should be sought from Staffordshire County Council as Highways Authority, regarding the exact position of the Public Right of Way shown on the Definitive Map.

Regards

Laura

Laura Allenet | Senior Definitive Map and Spatial Information Officer
Definitive Map & Spatial Information, Environment and Countryside
www.staffordshire.gov.uk

My normal working days are Monday to Thursday.

-----Original Message-----

From: Planning (SMDC)

Sent: 23 April 2025 15:29

To: ECU Consultations (Place)

Subject: External Consultation Letter - App ref SMD/2025/0177

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