

[REDACTED]

Sent: 07 May 2026 12:01
To: Planning Comments (SMDC)
Subject: FW: SMD 2025 0167 4 houses. Rudyard

[REDACTED]

SCC Public Rights of Way consultation response

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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Sent: 06 May 2026 10:44

[REDACTED]

Subject: RE: SMD 2025 0167 4 houses. Rudyard

Hi Chris,

Hope everything is good with you

Sorry for the day in replying, I was on leave until yesterday.

Formal planning comments are below:

Dear Chris

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire show public rights of way adjacent to the application site. However, from the information submitted, it does not appear they will be directly impacted by the proposed development. Staffordshire County Council therefore have **no objection** to the application.

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. 74 Horton Parish runs adjacent to the application site, parallel to the south western boundary.

Public Footpath No. 70 Horton Parish runs east of the application site.

(Rights of way in Staffordshire may be seen on our online web map here: [Staffordshire County Council Public WebMap](#))

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.

Any works to the surface of a public right of way require discussions with the County Council Rights of Way Team prior to any works commencing. They can be contacted by emailing: rightsofway@staffordshire.gov.uk.

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).

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.

Kind Regards,

Julie Hall
Definitive Map and Spatial Information Officer
Staffordshire County Council

Sent: 22 April 2026 15:37

Subject: SMD 2025 0167 4 houses. Rudyard

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Good afternoon Julie

You were consulted on the above application about a year ago which was for a nine house scheme but the plans have been amended to reduce the number to 4. You requested a Definitive Rights of Way map which has been received and I enclose this along with amended/additional info.

I would be grateful for your comments within 14 days if possible.

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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