

[REDACTED]

Sent: 15 May 2026 14:26

[REDACTED]

Subject: E3210SM - SMD/2026/0225 - Reservoir House, Puddy Lane, Stanley - Erection of single storey side extension and erection of replacement garage/store - Rights of Way

[REDACTED]

Dear Lisa,

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 therefore have **no objection** to the application.

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

Public Footpath No. 7 Bagnall Parish runs along the access lane to the application site (occupying the full width of the lane between boundaries).

(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). This is the case both during the building stage or once the development is completed should the permission be granted. The term obstruction, in this context, applies to items such as gates or stiles which are regarded as licenced obstructions which must be sanctioned by the highways authority, and also to any vehicles parking on the right of way, including those associated with construction.

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 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.

Any works that affect the surface of a public right of way require discussions with the County Council Rights of Way Team prior to any works commencing.

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).

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

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.

Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity.

It should be noted, however, that this does not exclude the possibility of the existence of a currently unrecognised public right of way at common law, or because of a presumed dedication under Section 31 of the Highways Act 1980.

It may, therefore, be necessary to make further local enquiries and seek legal advice regarding any physically evident route affecting the land, or the apparent exercise of a public right of way by members of the public.

Kind Regards,

Julie Hall
Definitive Map and Spatial Information Officer
Staffordshire County Council

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