[redacted]

From: Hall, Julie (E,I&S) [redacted]>
Sent: 18 June 2026 13:56
To: Planning (SMDC)
Cc: ECU Consultations (Place)
Subject: EC3210SM - SMD/2026/0288 - Lower Lady Meadows Farm, Ladymeadows Lane, Bottomhouse, Leek - Two storey /single storey rear extension with associated external and internal alterations - Rights of Way

[redacted]

Dear Reuben,

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows public rights of way crossing the application site and a public right of way running along the access track. However, from the information submitted, it does not appear rights of way 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 Footpaths Nos. 39 and 42 Ipstones Parish and Public Footpath No. 32 Bradnop and Cawdry Parish run across the application site, south/south east of the proposed development.

Public Footpath No. 40 Bradnop and Cawdry Parish runs partially along the access track to the application site (occupying the full width of the track 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 rights 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 paths must be able to exercise their public rights safely and at all times and the paths 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.

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.

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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