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**From:** Hall, Julie (F&C) [REDACTED]  
**Sent:** 12 May 2022 14:01  
**To:** Generic - DC Consultation  
**Cc:** ECU Consultations (Place)  
**Subject:** EC3210LD - 22/00297/FUH - Fern Bank, Commonside, Gentleshaw - erection of 2 storey side extension - Rights of Way

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Dear James,

**Rights of Way**

The application documents don't recognise the existence of Public Bridleway No.8 Longdon Parish which runs just outside the southern boundary of the proposed development site. It does not appear from the submitted documentation that the bridleway will be directly impacted by the proposals.

The attention of the developer should be drawn to the existence of the bridleway and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path network. If the bridleway does need diverting as part of these proposals the developer would need to apply to under section 257 of the Town and Country Planning Act 1990 to divert the bridleway to allow the development to commence. The applicants should be reminded that the granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion. For further information the applicant should be advised to read section 7 of DEFRA's Rights of Way Circular (1/09).

It is important that users of the bridleway are still able to exercise their public rights safely and that the bridleway is reinstated if any damage to the surface occurs as a result of the proposed development. The surface of the bridleway must be kept in a state of repair such that the public right to use it can be exercised safely and at all times.

The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue 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 in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.

Kind Regards,

**Julie Hall**  
**Spatial Information Officer**  
**Staffordshire County Council**

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