



Public Rights of Way Representation

Planning Reference: 23/01165/FUL

Proposal: Demolition of dwelling & commercial building; proposed replacement dwelling (C3 (a) Dwellinghouses) & 19no. industrial units (B2 General industrial & B8 (storage or Distribution))

Location: Pilot House Embankment Road Bembridge Isle of Wight PO35 5NR

Date of Report: 31 July 2023

The Public Rights of Way Service (Service) of the Isle of Wight Council is under a statutory duty to assert and protect the public rights of way network.

Paragraph 100 of the National Planning Policy Framework states: *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*

The Rights of Way Improvement Plan 2018-2028 ([link to ROWIP](#)) is a document required by statute and is evidenced based. The policies contained therein are therefore a material consideration in planning terms.

The Service has considered the above-mentioned application and makes the following representations:

The Service considers it imperative for so much of the “footpath” shown on the application plans and within the applicant’s control to be dedicated as a public right of way and, as part of this development, a through route for the public linking the footpath to Embankment Road through the site be secured. It has been a long term aspiration for the former railway line trackbed (or a route in the vicinity thereof) to be reponed as a public right of way. It is highlighted in the Bembridge Local Walking and Cycling Infrastructure Plan and the Rights of Way Improvement Plan. The footpath shown on the plans was secured as part of a previous planning approval on this and/or nearby site and this should now be formalised by dedication.

End of comments
