

From: RM PROW Planning [<mailto:PROWplanning@suffolk.gov.uk>]
Sent: 22 December 2015 14:44
To: Planning.Help
Cc: marcia.whitehead@bidwells.co.uk; Andrew Woodin; Sam Bye; Ben Chester
Subject: DC/15/2151/OUT Great Wilsey Park, Wilsey Road, Little Wrating

Our Ref: W382/008/ROW648/15

For The Attention of: Chris Rand

Public Rights of Way Response

Thank you for your consultation concerning the above application.

There are a number of Public Rights of Way recorded through the proposed development area; these are:

Little Wrating Public Footpaths 8, 13, 12, 9, and 5.
Haverhill Public Footpaths 3 and 27.
Kedington Public Footpaths 22, 2, 27, 29, 1, 21 and 20.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Rights of Way Circular 1/09 – Defra October 2009, para 7.11 states the requirement to keep a Public Right of Way open for public use will preclude the developer from using the existing footpath, bridleway or restricted byway as a vehicular access to the site unless there are existing additional private rights.

Should the application be approved, Public Rights of Way as Highway Authority recommends that any permission which that Planning Authority may give should include the condition shown below:

Condition: Prior to commencement of works, a schedule detailing the design, specification and programme of surfacing works to the Public Footpaths to be submitted to SCC Public Rights of Way & Access as the Highway Authority, to approve. A form is attached for this purpose.

Reason: Planning permission does not give the applicant permission to alter or change the surface of a public right of way, in the interest of safeguarding public amenity.

Informative Notes:

Note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

- The alignment, width, and condition of the Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.
- Should a Public Right of Way require a temporary closure in the interest of public safety, prior to commencement of works, the applicant/agent is to apply for a Traffic Regulation Order (TRO) and submit the application to SCC Public Rights of Way & Access Team.

“Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Regards

Jackie Gillis

Rights of Way Support Officer

Countryside Access Development Team

Rights of Way and Access

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

☎ (01473) 260811 | ✉ jackie.gillis@suffolk.gov.uk |

🌐 <http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

-----Original Message-----

From: planning.helpdesk@stedsbc.gov.uk [<mailto:planning.helpdesk@stedsbc.gov.uk>]

Sent: 01 December 2015 12:43

To: RM PROW Planning

Subject: Planning Consultation-DC/15/2151/OUTGreat Wilsey ParkWilsey RoadLittle Wrattling

Planning consultation Please see attached

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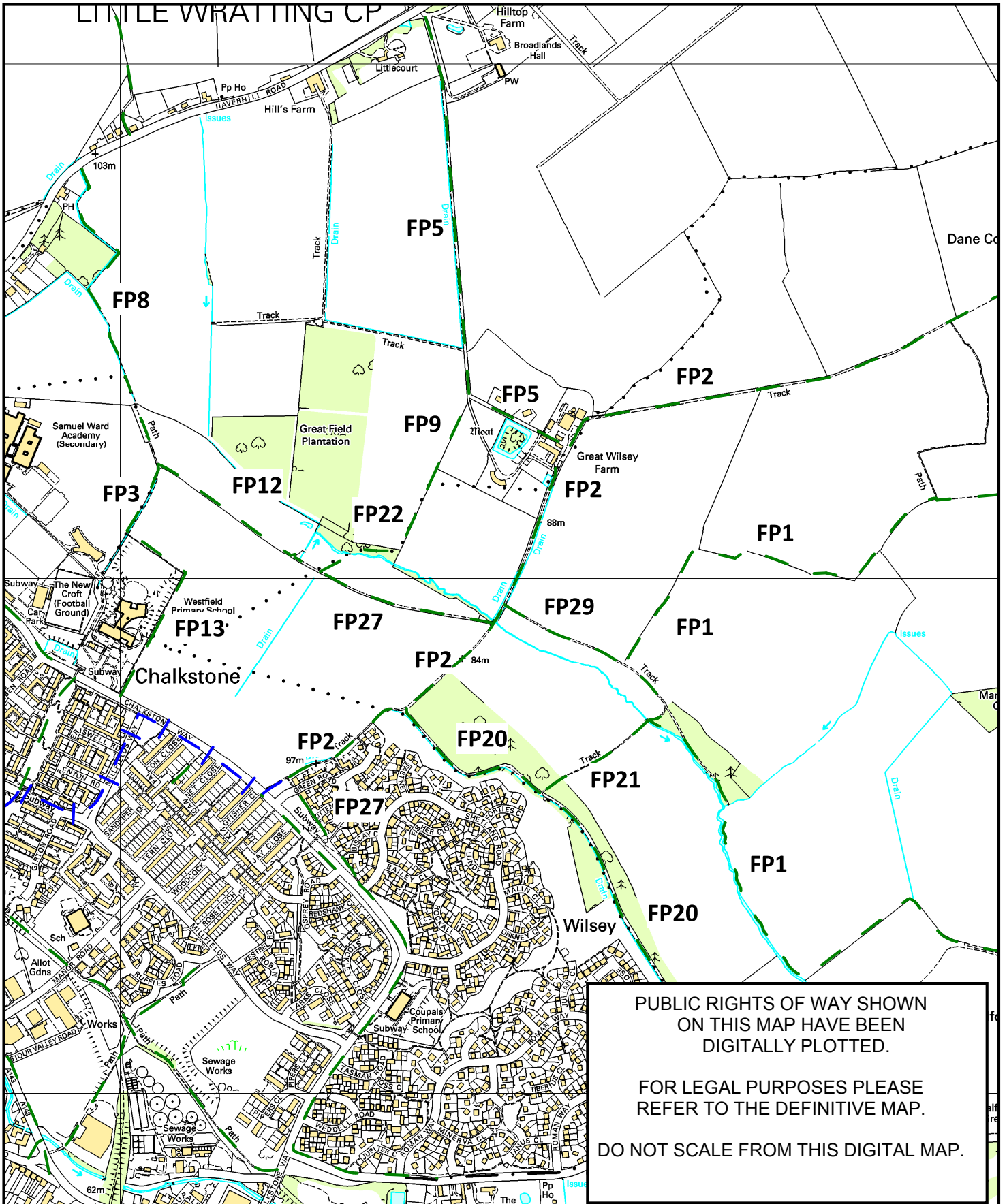
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PUBLIC RIGHTS OF WAY SHOWN ON THIS MAP HAVE BEEN DIGITALLY PLOTTED.

FOR LEGAL PURPOSES PLEASE REFER TO THE DEFINITIVE MAP.

DO NOT SCALE FROM THIS DIGITAL MAP.

DC/15/2151/OUT Great Wilsey Park, Wilsey Road, Little Wrattling
Public Rights of Way



Resource Management
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

-  Public Footpath
-  Bridleway
-  Restricted Byway
-  Byway
-  Definitive Map Parish Boundary

Ordnance Survey MasterMap

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Scale 1:10000

