

Planning Application Consultation 19/000053/CM**16/03/2020****Land at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster, Worcestershire**

Dear Steven Aldridge

Thank you for consulting us regarding the above proposals. Wolverley and Cookley parish Bridleways WC-626, WC-625, and footpaths WC-622-624 are affected or directly adjacent to the development. I have attached an illustrative plan for your information.

We note the proposed development includes upgrades to footpaths WC-624, WC-622 and WC-623 to bridleways and provision of new bridleways within the site. It should be noted that this will require legal changes to the definitive map. It should also be ensured that any new public rights of way provided are of a suitable width and surface for their proposed public use.

The application states that temporary closure and diversion of footpath WC-624 and WC-626 will be required for the safety of the public at two points during the works, application should be made at least 8 weeks in advance to the Public Rights of Way Mapping Team of Worcestershire County Council in each instance.

We note that the development proposes to bury a conveyor belt under bridleway WC-626 for part of the works. It is not clear from the proposals the impact that the working conveyor would have in terms of vibration or noise on bridleway users. In addition no information has been provided with regards to the technical specifications of the installation including confirmation that the proposed cover levels will be suitable to support any users of the route. We would ask that **additional information** is provided to answer these issues in order for us to fully assess the application.

The following obligations with regards to the public right of way will also need to be adhered to:

- No disturbance of, or change to, the surface of the path or part thereof should be carried out without our written consent.
- No diminution in the width of the right of way available for use by the public.
- Buildings materials must not be stored on the right of way.
- Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
- No additional barriers are placed across the right of way. No stile, gate, fence or other structure should be created on, or across, a public right of way without written consent of the Highway Authority.
- The safety of the public using the right of way is to be ensured at all times.

The applicant should note the National Planning Policy Framework published in July 2018 by the Ministry of Housing, Communities and Local Government, particularly paragraph 98, to ensure that planning policies protect and enhance public rights of way and access.

The developer should also be aware of the Department of Environment Circular 1/09 (part 7) which explains that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and that the grant of planning consent does not entitle developers to obstruct a public right of way.

The Definitive Map is a minimum record of public rights of way and does not preclude the possibility that unrecorded public rights may exist, nor that higher rights may exist than those shown.

Please ensure that these matters are drawn to the attention of the applicant.

Yours sincerely

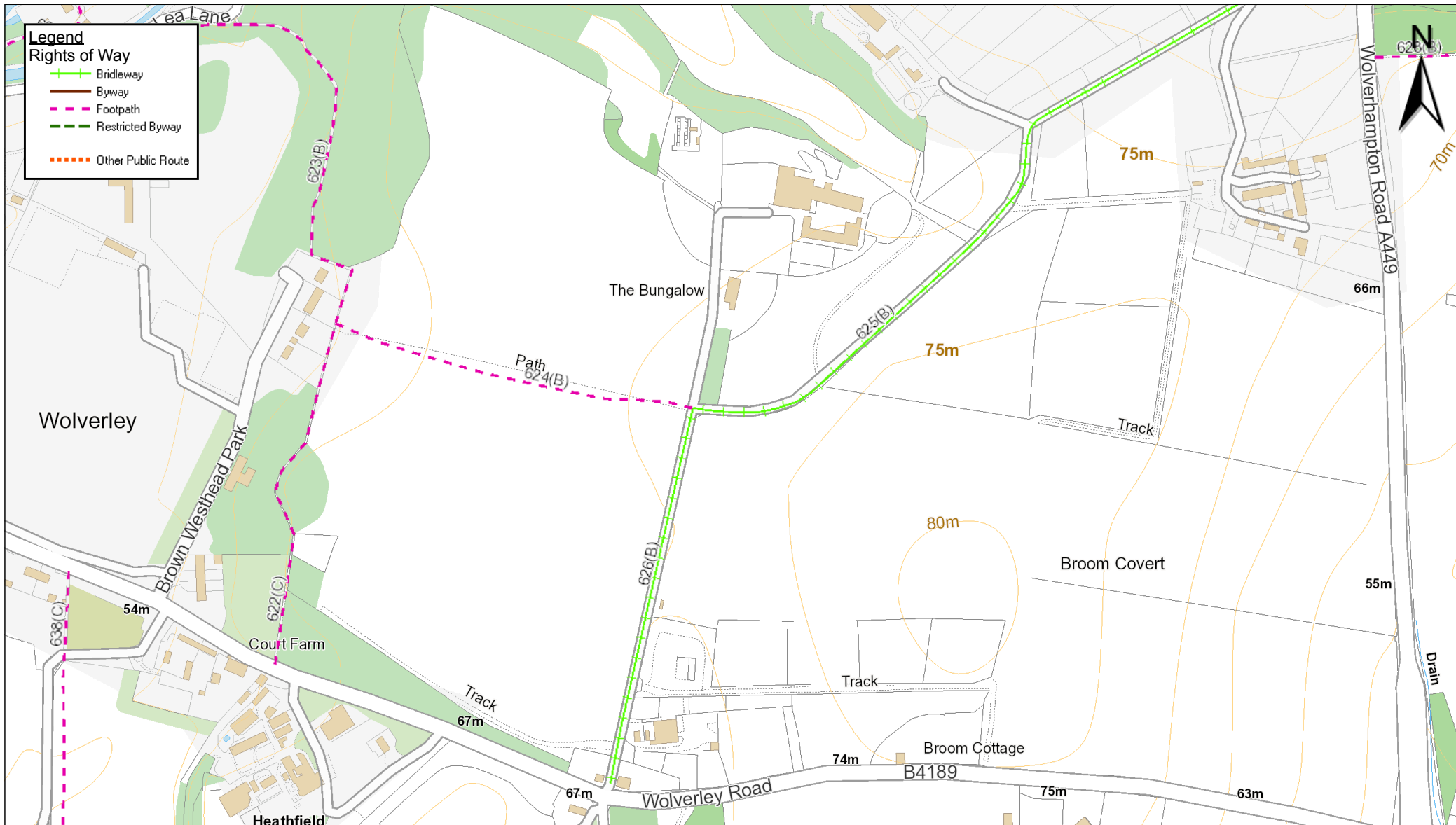
Rowena Hayward

Public Rights of Way Team

Worcestershire County Council

Worcester Woods Country Park, Wildwood Drive, Worcester WR5 2LG

www.worcestershire.gov.uk/countryside

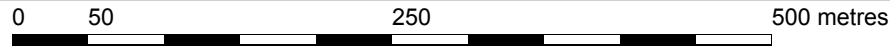


Legend
Rights of Way

- Bridleway
- Byway
- - - Footpath
- · - · - Restricted Byway
- · · · · Other Public Route



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 Ordnance Survey 100024230.



Illustrative Plan

Indicative Scale: 1:5,000

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