From: Katharine Barnes (she/her) <Katharine.Barnes@cambridgeshire.gov.uk>
Sent: 26 June 2025 11:20:21 UTC+01:00
To: "DevelopmentControl" <DevelopmentControl@huntingdonshire.gov.uk>
Subject: 25/00966/PIP

Hello,

Proposal: Permission in principle for a minimum of seven and a maximum of nine dwellings, not to exceed a total GIA of 999m2
Location: Land West Of Grove Cottage Malting Lane Ellington
Grid Reference E516110 N2720

Thank you for consulting with the Definitive Map team at the County Council on the above planning application.

Public Footpaths 13 and 14, Ellington have been diverted under the Highways Act 1980. To view the location of the Footpath and diverted route, please view our interactive map online which can be found at http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx.

We require the full width of each footpath to be cleared, with offset distances should they be bordered – more informaiton can be found here: Public Rights of Way - Guidance for Planners and Developers v4 (cambridgeshire.gov.uk)

Informatives

Should you be minded to grant planning permission we would be grateful that the following informatives are included:

- Public Footpaths 13 and 14, Ellington must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- The Public Footpaths must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpaths without lawful authority)
- No alteration to the Footpaths's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
- Members of the public on foot, horseback and pedal cycle have the dominant right of passage along the public byway; private vehicular users must 'give way' to them
- The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the Footpaths is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a Footpaths standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.
- It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.
- If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Council's website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/.

Kind regards,

Kat Barnes (she/her) *Why have I put this here?*
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Place and Sustainability
Definitive Map Officer
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