[redacted]

**From:** [redacted]
**Sent:** 15 January 2025 13:13
**To:** DevelopmentControl
**Subject:** 24/02025/HHFUL

Dear Planning,

**24/02025/HHFUL:** Erection of garden room building

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

Public Bridleway, Number 2, Waresley-cum-Tetwroth, runs within the red line boundary to the north of the proposed development. To view the location of the ROW please view our interactive map online which can be found at http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx.

Whilst the Definitive Map Team has **no objection** to this proposal, the bridleway must remain open and unobstructed at all times.

**Informatives:**

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

**Obstruction**
DMapI 01 Public Bridleway, Number 2, Waresley-cum-Tetwroth 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).

**Access**
DMapI 02 The Public bridleway 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 bridleway without lawful authority)

**Surface**
DMapI 03 No alteration to the bridleway'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).

**Obstruction**
DMapI 05 The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

**Dominant Rights**
DMapI 06 Members of the public on foot, horseback and pedal cycle have the dominant right of passage along the public bridleway; private vehicular users must 'give way' to them.

**Maintenance**

DMapI 09 The Highway 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 bridleway is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a bridleway standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

**Protection of Ecosystems**

DMap 10 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.

Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and 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,

[redacted]

**Definitive Map Officer**

**Asset Management, Design and Delivery Service**

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Call me through Microsoft Teams on 01223 729188

Write to me at:

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**Infrastructure & Project Delivery**

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