Public Rights of Way ("PROW") consultation

Planning application: 2016/60/94118/E

Address: Land off Ravensthorpe Road, Dewsbury

Proposal: Outline application for residential development

Kirklees Council PROW officer: Giles Cheetham

Summary: PROW comment and note, with conditional objection

Comments:

Application is outline with access approval being sought. It is not clear if this "access" approval sought is solely the main vehicular access or all access in/for the site. Section 3 of the submitted application form identifies only layout, appearance, scale and landscaping as reserved for later consideration.

If access is anything other than main vehicular access from Lees Hall road **then PROW objects** to the application as made.

The provision of public non-vehicular access routes into and across the site would be sought at the relevant time in the planning process for the benefit of existing and future residents. Off-site highway improvements to the existing PROW network may be sought and expected.

Details of design for access routes, crossing points etc. are to be submitted and agreed at the relevant point(s) in the planning process.

Please add the note below and our contact details to any consent.

"**Note to Applicant Regarding Claimed Bridleways**
The applicant is advised that there is a for a claim for public bridleways submitted to the Council affecting land within the application boundary, submitted under Schedule 14 of the Wildlife & Countryside Act 1981 ("WCA"). The "claim" is that public bridleways subsist including over land within the application site and that the Council should add routes to the definitive map and statement of public rights of way.
The Council, as Surveying Authority, is yet to consider this "claim". If the "claim" is successful then it would result in the recording of a public right of way. The issue of planning consent or commencement of construction on the site would have no effect on the legal existence of the public bridleways. Separate formal legal process subject to separate fees would be required if there was an intention to divert or extinguish any extant public right of way. Any works undertaken affecting the alleged ways would be at the landowners'/developers' risk."

Further details available from the public rights of way unit:
Public Rights of Way
Investment and Regeneration Service
Kirklees Council, PO Box B93, Civic Centre III, Huddersfield, HD1 2JR
Tel: 01484 221000 – ask for Giles Cheetham
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