

Public Rights of Way Statement



Ref:261394

Applicant Name: Mr S Doherty
Site Address: Highfield Park, Eversley Road, Arborfield, Wokingham, RG2 9PP
Proposal: Full application for the proposed change of use of agricultural land to a residential caravan site for Gypsies and Travellers consisting of 3no. pitches each comprising 1no. static caravan, 1no. touring caravan, 1no. single-storey day room, 1no. cycle and bin storage, boundary fencing and associated landscaping.

The site is shown by the red circle whilst the PROW is shown as a red line



Public Rights of Way Assessment

A review of the Definitive Map and accompanying Public Rights of Way records confirms the presence of a Public Right of Way (PROW) in the vicinity of the application site as shown on the inserted image.

The PROW does not pass through the application site and there is no direct physical or visual connection between the proposed development and the route.

Access to the proposed Gypsy and Traveller pitch would be obtained solely via the existing vehicular access arrangements and would not rely upon, alter, or obstruct the operation of the Public Right of Way.

Due to the intervening vegetation, boundary treatments, landform and separation distances, there is limited to no intervisibility between the PROW and the application site.

Users of the route would therefore experience little or no direct visual interaction with the proposed development. Similarly, future occupants of the site would not materially affect the character, function or enjoyment of the Public Right of Way.

The proposal would not result in the diversion, stopping up, encroachment upon, or physical alteration of the route. The width, alignment, accessibility and recreational value of the Public Right of Way would remain unchanged.

It is therefore concluded that the development would have a neutral effect on the nearby Public Right of Way network and would not prejudice the safe use, amenity or continued operation of the route.