



6844.29032

504 Overpool Road,
Whitby,
Ellesmere Port,
Cheshire.
CH66 2JJ.

Date: 16th September, 2019.

Dear Sirs,

Conway Replacement Local Development Plan Preferred Strategy:

Objection to the Inclusion of Land to the South of Bryn Lupus Road, Llanrohos as Strategic Development Site (Strategic Site No. 2)

Further to our letter dated 10th September 2019 objecting to the above-proposed development can you please clarify the following?

To protect a public right of way over a site proposed for development it's important that the paths at risk have been given proper consideration before the decision on the planning application is taken, and that the paths are kept open and unobstructed until the legal procedures which authorise the closure or diversion of a path (if planning permission is granted) have been carried out. What considerations have been given to the affected paths as there is clear government guidance which says that the effect that a proposed development will have on a right of way must be considered by planning authorities when deciding whether or not to approve an application for planning permission.

We recognise that, while the existence of the rights of way across the site of a proposed development won't automatically mean an application is rejected, the fact that it is there must be taken into account by the officer or committee that decides the application.

Planning applications are approved or rejected by a local authority with reference to its Local Plan (which sets planning policies in a local authority area) which should have been prepared following extensive local consultation – there is very little evidence of extensive public consultation and therefore we would wish to understand how residents and businesses in the area have been notified/consulted?

Planning policies and decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. We believe that in most cases rights of way can be incorporated into new developments as safe and convenient features and It's often possible to keep a distinct path separate from the pavements alongside roads, however, these rights of way affected by the proposed plan do not appear to avoid the use of estate roads as replacement routes with replacement of flora and fauna with concrete and tarmac. Have local rambling clubs and associations been included in the development of the plan?

Yours faithfully,

A solid black rectangular box used to redact a signature.

Jl and HC Wellings,