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The law surrounding easements and rights of way on a property can be complicated and unclear. Generally, a right of way is

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It examines, in detail, their role in the planning system (chapters 2-3), looking at the application of national policy and guidance (chapter 4), wildlife and biodiversity issues (chapter 5), and water issues (chapter 6). The book also looks at the various rights of way and access rights granted to members of the public (chapters 7 and 8).

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Facts About Easements and Rights-of-Way

A private right of way is an easement, which is the right to use part of another's property in a particular way even though they do not own it. There are four main categories of easements (or rights), over an adjoining parcel of land. These are rights of way, rights of light and air, rights of support and rights relating to artificial waterways.

Private Rights of Way

Rights of way advice note 1: conduct of inquiries into orders. 30 January 2019 Guidance Rights of way advice note 3: case law, legal submissions at inquiries, new evidence

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A right of way is a type of easement that allows a person to use another person's land to travel or pass through. Typically, right of way easement is a roadway or pathway for travel through the lands of another that benefits a particular person

or benefits another parcel of land. This type of easement allows reasonable use for the passage and right of travel to the person holding it, or for ...

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Consequently, the Government encourages applicants and local authorities to consider rights of way issues at an early stage of the planning process, to minimise the overall impact of the proposal on the right of way, and reduce the risk of delay at a later stage.

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The laws in England and Wales provide you with the right to walk, ride, cycle and drive in public rights of way in the countryside. Public rights of way include footpaths, byways and bridleways. Public rights of way are listed and described in Definitive Maps and Statements (legal records of public rights of way).

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