

Ref: 25/00713/FUL
Description: Change of use of land for the siting of self-storage containers
Address: Ivy House Farm, Bilstone Road, Congerstone, Leicestershire, CV13 6LW
Applicant: Tim Sinnott

Public Right of Way Management Plan

1. Introduction

This Public Right of Way (PRoW) Management Plan has been prepared in support of the approved expansion of the existing storage container facility located adjacent to Footpath S91/1.

Footpath S91/1 runs alongside an established farm access drive that serves the site. Planning permission has been granted for the expansion of the storage container facility. The development works will not physically affect the alignment, width, or legal status of Footpath S91/1.

This document sets out the measures that will be implemented to ensure the continued safe and unobstructed use of Footpath S91/1 during construction and operation.

2. Site Context

Public Right of Way: Footpath S91/1

Type: Public Footpath

Location: Running adjacent to the existing farm drive serving the storage container facility

Current Condition: Established pedestrian route with no recorded restrictions

The footpath lies alongside, but outside, the operational boundary of the proposed development area.

3. Development Overview

The approved development comprises expansion of the existing storage container facility and continued use of the existing farm drive for vehicular access. No alteration to the route, width, or surface of Footpath S91/1 is proposed.

There are no proposals to divert, temporarily close or alter the legal line of the footpath; nor to change the public access rights.

4. Commitment to Public Access

The developer commits to:

1. Keeping Footpath S91/1 open, safe, and unobstructed at all times.
2. Ensuring no materials, plant, machinery, or vehicles encroach onto the footpath.

3. Maintaining the full legal width of the footpath throughout the construction and operational phases.
4. Protecting users from potential hazards associated with adjacent works.

5. Construction Phase Management Measures

Although the footpath will remain unaffected, the following precautionary measures will be implemented:

Physical Separation

- Clear demarcation between the construction area and the footpath.
- Temporary fencing (if required) positioned to prevent accidental encroachment.
- No storage of materials within the footpath boundary.

Access Control

- Construction traffic will use the existing farm drive only.
- All vehicle movements will be managed to ensure pedestrian safety.
- Drivers will be instructed to exercise caution at all times.

Signage

- Advisory signage warning of construction traffic will be installed where appropriate.
- Signs will not obstruct the footpath or reduce its usable width.

Surface Protection

- Any accidental damage to the footpath surface will be promptly repaired to the satisfaction of the Local Highway Authority.
- Mud or debris deposited on the footpath will be cleared immediately.

Monitoring

- Routine inspections of the footpath boundary will be undertaken during construction.
- Any issues identified will be rectified without delay.

6. Operational Phase

During operation of the expanded storage facility, the footpath will remain physically separate from operational areas. No operational activity will obstruct or interfere with pedestrian use. The existing farm drive will continue to function independently from the footpath. There will be no change to public access arrangements.

7. Emergency Procedures

In the unlikely event that an obstruction or safety issue arises, the Local Highway Authority will be notified immediately. Temporary safety measures will be implemented. The footpath will be reinstated to full use as soon as practicable. No closure will occur without formal approval from the Highway Authority.

8. Responsibilities

The Site Manager will be responsible for ensuring compliance with this Management Plan, liaising with the Local Highway Authority where necessary, and maintaining safe pedestrian access at all times. All contractors will be briefed on the presence and legal protection of Footpath S91/1 prior to commencing works.

9. Conclusion

The expansion of the storage container facility adjacent to Footpath S91/1 will not affect the route, width, or usability of the public footpath.

Through the implementation of the measures outlined in this Public Right of Way Management Plan, the development will safeguard public access, maintain pedestrian safety, ensure legal compliance, and protect the amenity of Footpath S91/1 throughout construction and operation.

The footpath will remain open, safe, and unobstructed at all times.