

Lutterworth Road, Burbage

Public Right of Way Management Plan

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GL1199 08A PROW Management Plan



1 INTRODUCTION

- 1.1 The following Public Right of Way Management Plan has been prepared by Golby + Luck Ltd on behalf of Davidsons Development Limited (the applicant) in support of the clearance of Conditions 12, 13, 14 and 15 of planning permission 19/01405/OUT. Condition 12 states:

"No development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, surfacing, width, structures, signing and landscaping, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetable."

- 1.2 Condition 13 states:

"No trees or shrubs should be planted within 1 metre of the edge of the Public Rights of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species."

- 1.3 Condition 14 states:

"Prior to construction, changes to existing boundary treatments running alongside the Public Rights of Way must be approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers."

- 1.4 Condition 15 states:

"Prior to the completion of the development, a signing scheme in respect of the Public Rights of Way should be formulated by the developer and approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. The development shall be carried out in accordance with the approved scheme and permanently retained thereafter."

- 1.5 Public footpath U79 crosses the northern corner of the site between Lutterworth Road at No.115 and Bluebell Corner, and Lynchgate Close between No.28 and No.22.

- 1.6 The existing public rights of way extends across a relatively small part of the site and is remote from the new area of housing development. In the consultation response received



in relation to the Reserved Planning Application (planning reference 22/00636/REM) Leicestershire County Council (LCC) made the following comments in relation to the public right of way:

“As advised previously, Public Footpath U79 leads to the proposed development. The LHA previously requested that the Applicant should provide a surfaced route along the footpath. The Applicant has advised Footpath U79 will remain with no change needed, a new footpath adopted/managed by a Management Company will connect into the footpath at the top of the scheme.

Nevertheless, the LHA advise that a two metre wide tarmacadam surface and one metre verge each side of Footpath U79 should be provided between the existing links through to Lychgate Close and Lutterworth Road. Nevertheless, Condition 12 of the appeal decision requires a treatment scheme for the right of way and the footway could be considered when the Applicant applies to discharge that condition.”

- 1.7 The existing footpath is maintained as a unsurfaced walked route crossing the field that is maintained as pasture. The footpath is surfaced with tarmac and bound by hedgerows between Lynchgate Close and the northern boundary of the site where access to the field within the site is controlled by a stile. To the south the footpath extends between the site and a side lane to Lutterworth Road. This section of the footpath is also surfaced with tarmac and bound by garden fencing.
- 1.8 The route across the site is well defined and navigable with no current signage. It is considered unnecessary for the need of additional control measures, and given the consented change to the land use within the site there is no longer any need for control measures at the boundaries that can be removed to provide more inclusive access arrangements.
- 1.9 Following consultation with LCC a signage improvement scheme has been developed to fulfil requirements with regards to the NPPF 2023 paragraph 104, and Countryside Act 1968.



2 RIGHT OF WAY MANAGEMENT PLAN

Construction Control Measures

- 2.1 Given that this part of the site will not be the subject of any construction or construction related work, it is proposed that site securing fencing will be erected alongside the eastern boundary of the field that public footpath U79 crosses to exclude it from the active site and protect users of the right of way.
- 2.2 The as previously states by the Applicant, the footpath will be retained and maintained as an unsurfaced footpath with the surrounding area of pasture forming part of the land retained by the Management Company that will be maintained in accordance with the approved Management Plan. The footpath with therefore not require any construction work with the existing grassland maintained to provide unrestricted and safe access.

Surfacing and Structures

- 2.3 No surfacing or structures are proposed. As stated, the footpath with be retained as a unsurfaced route forming part of the wider area of retained pasture connecting with the wider network of mown footpath associated with the adjoining open space.
- 2.4 No structures are proposed in relation to the retention of footpath U79. Given the change in land use from farmland to open space associated with the new housing development the existing stiles/access control measures can be removed, subject to approval by LCC, to facilitate more inclusive access.

Landscaping, Structures and Signage

- 2.5 The existing footpath will be retained as an unsurfaced route through the existing pasture. No landscaping is proposed within 1m of the footpath. The footpath will be mown and maintained at a sward height not to exceed 50mm in height year round to facilitate safe and legible access.
- 2.6 A signage improvement scheme has been proposed to further enhance the legible nature of the route across the site and connecting routes to Lutterworth Road to the south and Lynchgate Close to the north. Please refer to Figure 8 for further details.

Implementation

- 2.7 It is the intension that the route of the existing right of way will remain open through the construction phase and protected from the wider site activity as detailed above. Once the open space to the east has been implemented the safe access secured into the



development site, footpath U79 will be connected to the wider area of open space and new area of residential development.

Specific Condition Requirements

- 2.8 In accordance with Condition 13, not trees will be planted within 1m of the public right of way, and no invasive species will be planted adjacent to the public right of way.
- 2.9 In response to Condition 14, no new boundary treatments are proposed alongside the public right of way. The immediate setting of the right of way will be retained as an open setting of grassland.
- 2.10 In response to Condition 15 and following consultation with LCC a signage improvement scheme (Figure 8) has been proposed delivering additional and improved signage in 4 locations along, and in the vicinity of footpath U79.



Figures



- Key**
- Boundary of consented scheme
 - Extent of existing and proposed footpaths to be mown
 - Route of definitive public right of way U79
 - Areas to be maintained as grassland
 - Existing hedgerow vegetation to be retained
 - Public Right of Way direction sign in accordance with the statutory requirement under the Countryside Act 1968 and The Leicestershire Highway Design Guide standard (Ref: drawing no. SD/FP/7)
 - Arm to be added to existing lamppost stating: 'Public Footpath to Sunloch Meadows'
 - New signage post with 3 arms stating:
Arm 1 - 'Public Footpath to Lychgate Close'
Arm 2 - 'Path to Sunloch Meadows'
Arm 3 - Public Footpath to Lutterworth Road'
 - New arm to be attached to existing PROW post stating:
'Public Footpath to Lychgate Close and link to Sunloch Meadows'
 - New signage post with 2 arms stating:
Arm 1 - 'Public Footpath to Lychgate Close and link to Sunloch Meadows'
Arm 2 - Public Footpath to Lutterworth Road

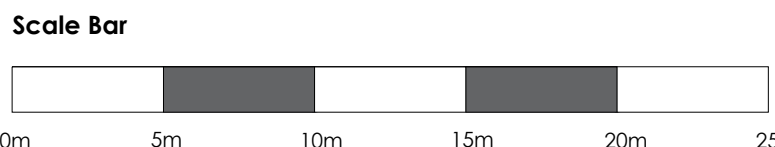
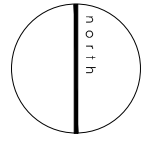


Rev A, 18/01/24, AL, Additional signage added. Plan sized increased to A1.

Project:
Land East of Lutterworth Road, Burbage
Drawing title:
PROW Management Plan

Client:
Davidsons Developments

Scale: 1:250 @ A1	Drawn: JD	Checked: HJ
Date: 15/09/2023	Number/Figure: GL1199 08A	





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