

From: Emma Peacock <Emma.Peacock@leics.gov.uk>
Sent: 01 May 2026 09:30:40 UTC+01:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: "Andrew Poole" <Andrew.J.Poole@leics.gov.uk>
Subject: RE: PROW @ Markfield - revised information from the LCC PROW team
Attachments: Response_2025-6571-04-HDIS.pdf

Hi Matt,

Thanks for your email.

I can't see that Condition 32 was part of this discharge of condition application. I've had a quick look on our database and I don't believe we've been consulted on condition 32 as yet but condition 33 has been discharged and that's entitled 'PROW Signing'.

It looks like my colleague Neal Chantrill issued a 'No Objection' to condition 33 for application 25/01141/DISCON on 22 December 2025. This was emailed to Lesley on 22 December but I've attached it to this email too.

If you require anything further please don't hesitate to get in touch.

Kind regards,
Emma.

Emma Peacock (she/her)
Assistant Transport Planner | Highway Development Management
Highways & Transport Commissioning Service | Leicestershire County Council
Tel: (0116) 305 1252
Emma.Peacock@leics.gov.uk

My working days are Tuesday to Friday.

****Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter****

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 01 May 2026 09:16
To: Emma Peacock <Emma.Peacock@leics.gov.uk>
Cc: Andrew Poole <Andrew.J.Poole@leics.gov.uk>
Subject: RE: PROW @ Markfield - revised information from the LCC PROW team

Hi Emma,

Thank you very much for confirming this.

Could you also confirm that Condition 32 is discharged?

“Prior to first occupation of the development hereby approved, a signing scheme in respect of the Public Rights of Way, should be submitted to and approved in writing by the Local Planning Authority. The agreed signing scheme shall be completed prior to first occupation of the development.

Reason: To ensure the path is easy to follow through the development in the interests of protecting and enhancing Public Rights of Way and access in accordance with and paragraphs 114 and 116 of the National Planning Policy Framework (2023).”

Many thanks,

Matt

Matt Jedruch (He/Him)

Team Leader

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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From: Emma Peacock <Emma.Peacock@leics.gov.uk>

Sent: 30 April 2026 14:57

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: FW: PROW @ Markfield - revised information from the LCC PROW team

Good afternoon Matt,

I hope you're well.

We were contacted directly by the Developer with further information for application 25/00408/DISCON. Internal discussions have taken place and PRow are now satisfied that Condition 27 can be discharged.

Will Andrew's comments below suffice to discharge the condition or would you prefer a formal response from the LHA?

Kind regards,
Emma.

Emma Peacock (she/her)
Assistant Transport Planner | Highway Development Management
Highways & Transport Commissioning Service | Leicestershire County Council
Tel: (0116) 305 1252
Emma.Peacock@leics.gov.uk

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My working days are Tuesday to Friday.

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From: Andrew Poole <Andrew.J.Poole@leics.gov.uk>
Sent: 30 April 2026 12:43
To: robthorley@jelson.co.uk
Cc: miteshrathod@jelson.co.uk; Emma Peacock <Emma.Peacock@leics.gov.uk>
Subject: RE: PRow @ Markfield - revised information from the LCC PRow team

Hi Rob

Thank you for your and Mitesh's emails via Emma Peacock, in the LCC HDM team (or planning liaison as I think of them).

From the Public Rights of Way team perspective, it will be good to have things sorted out so I've jumped this site/case to the front of the queue. I will separately confirm to Emma that I recommend the condition(s) should be discharged.

Following your original 28/04/2026 12:36 email I revisited the plans and the details. I now see that Emma sent subsequent emails with additional items. Not everything matches so there are some questions to clarify and details to finalise or revise.

1. Permanent Diversion Plan and details

First attached is a revised plan 2678 plan v2.0 which I'd recommend you use.
The 2678 plan v1.0 that I assume came with Mitesh's 28/04/2026 14:42 email

was a draft version I did last year for Elliott Green and that plan is somewhat incomplete. Also my new plan is based on the current Scheme of Ventilation & Boundary Treatment Plan – Rev. G rather than the superseded Rev. F that I used last year.

2. Signage Scheme

Based on that revised Diversion Plan, I've looked more carefully at the signage implications. Second attached is a recommended scheme. On the plan the text below the title lists what is required where and why. I recommend that LCC does the signage for Jelson. We recharge at the costs prevailing at the time. Third attached is an estimate based on current supplier costs. The referenced LHDG drawings are available at:

<https://www.leicestershirehighwaydesignguide.uk/materials-and-construction/standard-drawings-and-specification/rights-way-standard-drawings>

3. Planting Scheme query

The one thing I feel I've not seen is a drawing for the Tree and Shrub planting on the site. Whilst plotting the new PRow routes on 2678 plan v2.0, on the Scheme of Ventilation & Boundary Treatment Plan – Rev. G some proposed trees between pinpoints H and I seemed very close to the new PRow alignment. With new applications we now ask for a separate planning condition saying: *"No trees or shrubs should be planted within 1 metre of the edge of the Public Right(s) of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species."*

This is because 'outgrowth' from the sides of bushes and trees is a significant cause of impediment to PRow's in many contexts. Managing that is legally the landholder's responsibility but, based on past experience, we also need to limit how much the LHA must chase landholders to tackle these issues.

4. New section of path from west site corner

Only the latest LHA response fully noted and addressed the new section of path on the Jelson plans labelled 'PRow' from west site corner westwards to Footpath R2 / the Leicestershire Round. If Jelson do wish to formalise that as a public right of way, then incorporating in the diversion plan would be the simplest way to do that; the 2678 plan v2.0 and Signage Scheme Plan 2678-S v1.0 work on that basis. Please advise if you want to do something different to that?

My only question would be about ground conditions / drainage between pinpoints K and L. One or both of the fields northwest of point K are traditionally quite wet permanent pasture. To ensure Footpath R2 / the Leicestershire Round was usable throughout the year in the 2000s the LHA constructed a slightly raised causeway of crushed stone across the field(s), before that I believe there was a timber boardwalk (which didn't last). I wonder whether those wet ground conditions / drainage issues also occur between K and L?

5. LPA Diversion Cases Backlog

As noted before, PRoW legal diversions require a separate legal order made by the LPA, a separate application for which must be submitted and also be legally 'confirmed' before the development is substantially complete. I may have commented previously that the LPA has a considerable backlog of such cases. It is now 2 years since the problems started and, whilst recently there have been signs of progress, no legal diversions have yet been completed.

I suggest you make direct contact with Ed Stacey, the LPA's Planning Manager (Development Management) edward.stacey@hinckley-bosworth.gov.uk to see what their processes are to formally apply for the legal diversion order.

6. Paying for the diversion plans

Because the 2678 plan v1.0 done for Elliott Green was a draft on which he didn't follow up, Jelson were never charged for it. We charge a flat fee of £100 for plans done for LPA legal order applications, and that would cover 2678 plan v2.0 as well.

Our preference is for LCC to be paid by BACS bank transfer, details as follows:

A/C Name: Leicestershire County Council

A/C NO: 87418460

Sort-code: 60-60-06

LCC ref: L J 31247 3HY 4905

Once there is a confirmation from the bank that your company's payment has gone through, if someone can forward that confirmation to me then I can complete our records for the case /work.

With Best Regards

Andrew Poole

Access Officer, Blaby + Hinckley & Bosworth

Public Rights of Way section

Leicestershire County Council, Environment and Transport Department, Sustainable Travel Team, County Hall, Glenfield, LEICESTER, LE3 8RJ

Phone: 0116 305 7655 Direct Line

Email: Andrew.J.Poole@leics.gov.uk for responses to this case

Email: foi@leics.gov.uk for Freedom of Information requests

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter

We work flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

From: Mitesh Rathod <miteshrathod@jelson.co.uk>
Sent: 29 April 2026 13:29
To: Emma Peacock <Emma.Peacock@leics.gov.uk>
Cc: Rob Thorley <robthorley@jelson.co.uk>
Subject: RE: PROW @ Markfield

Afternoon Emma,

The information I sent through to you yesterday deals with the outstanding information requested to address point 1 of your comments. The attached addresses point 2. I believe you now have all the information requested in order to confirm to the Local planning Authority that the relevant planning conditions can be discharged.

It would be much appreciated if this can be addressed urgently.

Kind regards

Mitesh Rathod
Senior Planner
Tel: 0116 2661541 EXT (268)
Mob: 07500781966
Email: miteshrathod@jelson.co.uk
Website: <http://www.jelson.co.uk>



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From: Mitesh Rathod <miteshrathod@jelson.co.uk>
Sent: 28 April 2026 14:42
To: Emma Peacock <Emma.Peacock@leics.gov.uk>
Cc: Rob Thorley <robthorley@jelson.co.uk>
Subject: RE: PROW @ Markfield

Afternoon Emma,

Further to Rob's recent email, I believe that all required information has now been submitted to address the planning condition. However, I am unsure whether the Local Planning Authority has provided you with the full set of documents.

The diversion plan was prepared by your colleagues, and all other previously requested documentation has been included.

I would be grateful if you could review the attached information and confirm whether it is sufficient to discharge the relevant condition.

I look forward to hearing from you.

Kind regards

Mitesh Rathod
Senior Planner
Tel: 0116 2661541 EXT (268)
Mob: 07500781966
Email: miteshrathod@jelson.co.uk
Website: <http://www.jelson.co.uk>



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From: Rob Thorley <robthorley@jelson.co.uk>
Sent: 28 April 2026 12:36
To: Emma Peacock <Emma.Peacock@leics.gov.uk>
Cc: Mitesh Rathod <miteshrathod@jelson.co.uk>
Subject: PROW @ Markfield
Importance: High

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Hi Emma,

We are in receipt of the attached consultation response from you regarding our discharge of condition application at Markfield.

We are keen to get this resolved urgently as we have plots waiting to complete. It sounds like the easiest way to do this is to ask you to prepare the permanent diversion plan as suggested in your response. Could you please confirm how we go about this? In addition, would you be able to also advise on the required signage locations / content as I think we would be guessing!

Many thanks, Rob.

Rob Thorley
Land and Planning Director
Jelson Limited
370 Loughborough Road
Leicester LE4 5PR



tel: 0116 2661541

email: robthorley@jelson.co.uk

web: <http://www.jelson.co.uk>



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