

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

17 March 2025

Dear Sir/Madam,

RE: Discharge of Conditions applications relating to Conditions 19 + 20 of Outline Permission 22/00648/OUT & to Condition 7 of Reserved Matters Permission 24/00461/REM

As part of the above two applications relating to pre-commencement planning conditions the permissions granted request for the scheme of the treatment of the Public Right of Way to be submitted and approved in writing by the Local Planning Authority as follows: -

Outline Permission: 22/00648/OUT

Condition 19

'No development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their fencing, surfacing, width, structures, signing, landscaping, and management during construction in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.'

Condition 20

'Prior to construction, changes to existing boundary treatments running alongside the Public Right 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. The works shall be implemented in accordance with the approved details prior to occupation of the development.'

Reserved Matters Permission: 24/00461/REM

Condition 7

'No development shall take place until a scheme for the treatment of the Public Right of Way (R50) has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally-recorded PRoW alignments; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted guidance on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.'

As part of Lagan Homes Reserved Matters planning application ref: 24/00461/REM the following drawings were submitted to and approved by the Local Planning Authority that indicated the treatment of the Public Right of Way surface, adjoining soft areas and also any boundary treatment.

Approved Drawings:

- *External Materials & Boundary Treatment Plan: 0231 D5-P3*
- *Surfacing Materials Plan: 0232 D5-P3*
- *Grass Provision Plan: 10783-FPCR-XX-XX-DR-L-0016 P03*

The above drawings provide an indication of the surface proposed to the route of the PRoW through the development area as Tarmac finish with a 0.55m high Timber Knee rail fence to one-side where the Right of Way runs adjacent to shared private driveway.

In addition to the above and to support the discharge of the planning conditions, Lagan Homes have prepared the following drawings that provide further detail to the treatment of the Right of Way surfacing, the sign posting and the diversion of the existing route for the duration of the works.

Drawings: -

- *Public Right of Way Plan (Sheet 1 of 2): 0200 - P02*
- *Public Right of Way Plan (Sheet 2 of 2): 0201 - P02*

The above two drawings expand on the approved surface materials & boundary treatments plan to indicate the Right of Way through the development area which shows the extents of the route with an indication of the proposed signage locations along the route.

Furthermore, the second sheet shows the Right of Way's interface from the development area (adjacent to Plot 59) into the neighbouring open space & attenuation pond zone where the surface treatment is proposed to be a limestone chippings path to its connection point with the previously approved Limestone chipping path. In this area the landscaping will be in compliance with the FPCR Grass Provision Plan: 0016 – P03

Drawings: -

- *Public Right of Way Typical Cross Section and Details (Sheet 1 of 2): 0205 – P02*
- *Public Right of Way Typical Cross Section and Details (Sheet 2 of 2): 0206 – P01*

The above subsequent drawings provide a more detailed sections of the construction of the Right of Way both through the development and within the open space area as well as typical sections of the proposed knee rail fence and details of the signage proposed in accordance with Leicestershire County Councils guidance notes and standard drawings.

For the typical cross section of the tarmac finished area it is proposed that and surface water will run off onto the adjoining soft verge adjacent to the shared private driveway. Ultimately through the adjoining open space the surface water will percolate through the proposed limestone chippings and disperse into the wider landscaped areas.

Drawing: -

- *Public Right of Way Diversion: 0210 – P01*

The final drawing included within the application submission(s) provides the proposed indication of the temporary Right of Way diversion route where R50 via a TTRO application will be diverted to the wider local footpath/bridleway for the duration of the development.

It is proposed that the diversion route will be temporarily fenced (with metal mesh fencing) and sign posted across land within Lagan Homes control to its connection point with R48. From R48, the footpath network connects to Bridlepath R121 where safe access can be provided into the adjoining Martinshaw Woods.

It is currently envisaged that the temporary routing may need to be in place for up to three years to enable the works onsite to progress sufficiently prior to the reopening of the route. Through the TTRO application that Lagan Homes (or one of its appointed Contractors) will prepare they will engage with Leicestershire County Council Network Management to agree final routing, signage and the duration of the diversion.

As part of Lagan Homes standard practice, their Site Manager will provide weekly checks of the integrity of the fencing and ensure that any signage is maintained for the duration.

Should works onsite allow for the opening any sooner, then Lagan Homes will engage with Network Management accordingly.

We trust the above will allow for discharging of the conditions. Should any additional information be required, please contact the applicant.

Yours faithfully

On behalf of Lagan Homes

Dave Walgate

Technical Manager