

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00285/DISCON
Applicant: Esther Wiles
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of The Windmill Inn Brascote Lane

**Application to discharge C11 (Land Contamination) C17 (Infiltration Testing) on
Appeal Decision APP/K2420/W/23/3331081 relating to planning application
22/00277/OUT**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 11

Notwithstanding the recommendations within the Desk Study Report carried out by PJS Ref: PJSG21-47-RT-01-A, dated 24th February 2022, no development shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by, the local planning authority. The scheme shall include details of how any contamination in accordance with the agreed details and any remediation works so approved shall be carried out prior to the first occupation of the development

C11 & C17 Geo-Environmental Assessment Parts 1 & 2 – Received 19 March 2025

Condition 17

Development shall not commence until infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise the suitability of the site for the use of infiltration as a drainage element, and this has been submitted to, and approved in writing by, the local planning authority

C11 & C17 Geo-Environmental Assessment Parts 1 & 2 – Received 19 March 2025

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer
Environmental Services

Conclusion / Summary:

Condition 11

A geo-environmental assessment has been provided to support the discharge of condition 11 which has been undertaken PJS who are the qualified engineers used to investigate the site. The report and results have been assessed by the Council's Environmental Services Officer who has found the report to be acceptable to enable the condition to be discharged. The report demonstrates that during the investigations no significant land contamination (the site poses a negligible risk to human receptors) was found on site which ensure that future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17

A geo-environmental assessment has been provided to support the discharge of condition 17 which has been undertaken PJS who are the qualified engineers used to investigate the

site as to whether the site would accept infiltration methods for surface water drainage. The LLFA and Councils Drainage Officer have reviewed the report which concludes that the development site is unable to provide an acceptable level of infiltration and therefore other drainage strategy methods are to be sourced. The condition is eligible for discharge as the testing accords with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Land Contamination – Discharge

Condition 17 Infiltration Testing – Discharge