

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 25/00229/DISCON  
**Applicant:** Ms Esther Wiles  
**Ward:** Earl Shilton



Hinckley & Bosworth  
Borough Council

**Site:** Land West of Clickers Way Earl Shilton

**Application to discharge C9 (Long Term Maintenance of Surface Water Drainage) C10 (Infiltration Testing) attached to planning permission 20/01225/FUL**

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

**Condition 9**

Prior to commencement of development details in relation to the long-term maintenance of the sustainable surface water drainage system to be constructed on the development (SuDS Maintenance Plan) shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the site. The approved SuDS Maintenance Plan shall continue to be implemented and complied with throughout the lifetime of the development.

**C9, Landscape SuDS Maintenance Plan Rev C – Received 2 September 2025**

**Condition 10**

No development approved by this planning permission shall take place until such time as 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, has been submitted to and approved in writing by the Local Planning Authority.

**C10 Infiltration Testing - Technical Note – Received 10 March 2025**

**C10 Soil Infiltration Rate Calculations – Received 10 March 2025**

**Consultees / Assessed by:**

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

**Conclusion / Summary:**

**Condition 9**

A SuDS Maintenance and Management Plan has been assessed by the LLFA and the Councils Drainage Officer which outlines how the proposed drainage system will be managed and monitored and who will be responsible for this. The details provided demonstrate that a regular maintenance regime is in place which will be monitored to ensure that the drainage strategy works effectively for the longevity of the system in perpetuity to ensure its satisfactory performance which will assist in preventing any unnecessary increase in flood risk and ensure access and egress can be maintained in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

**Condition 10**

Infiltration testing has been carried out by Travis Baker where the soakaways were concluded to not be satisfactory due to the poor test results. The LPA are satisfied that the

Local Lead Flood Authority and the Councils Drainage Officer are satisfied that sufficient testing has been completed and relevant measures identified to enable a drainage strategy to be provided with alternative methods. The condition is eligible for discharge as the report demonstrates that the site is not suitable for infiltration techniques to be the developments drainage strategy in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

**Officer Recommendations:**

Condition 9 Long Term SuDS Maintenance – Discharge

Condition 10 Infiltration - Discharge