

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00045/DISCON
Applicant: Mr Lewis Creed
Ward: Earl Shilton



Site: Land North Of Hill Top Farm Hill Top Earl Shilton

Application to discharge conditions 8 (Surface Water Drainage), 10 (Surface Water Drainage Maintenance), and 17 (External Levels) attached to planning 21/00135/OUT

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

Condition 8

No development shall commence until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Assessment and Outline Surface Water Drainage Strategy dated January 2021 has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 13 May 2025

C8 24000 - sw network 1 REV A
C8 24000 - sw network 2
C8 & C10 24000-102H Drainage Layout-1 of 2
C8 & C10 24000-103F Drainage Layout-2 of 2
C8 24000-106B Drainage Area Plan
C8 24000-114.1A Basin 1 Construction Details
C8 24000-114A Headwall Details-1 of 2
C8 24000-115A Headwall Details-2 of 2
C8 24000-115.1A Basin 2 Construction Details
C8 24000-116 Watercourse Headwall Details
C8 24000-117 S22 & S82 Flow Control Chambers

Received 24 ~January 2025

C8 Manhole Schedule - 24000-107A
C8 Longitudinal Sections-1 of 2 - 24000-108A
C8 Section 104 Plan 1 of 2 - 24000-110A
C8 Section 104 Plan 2 of 2 - 24000-111A

Received 15 June 2026

C8 & C17 24000-100L External Levels 1 of 2
C8 & C17 24000-101M External Levels 2 of 2

Condition 10

Prior to commencement of development details in relation to the long term maintenance of the sustainable surface water drainage system on the development 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 development site.

Received 24 January 2025

C10 - Sustainable Drainage Maintenance Schedule
Received 13 May 2025

C8 & C10 24000-102H Drainage Layout-1 of 2
C8 & C10 24000-103F Drainage Layout-2 of 2

Condition 17

No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 15 June 2025

C8 & C17 24000-100M External Levels 1 of 2
C8 & C17 24000-101L External Levels 2 of 2
(Note; Retaining Walls to be Tobermore in Heather)

Received 6 November 2025

C17 Topographical Survey - Existing levels 34304
C17 Play Area Proposed Levels 2400-101.2n Rev A
C17 Finished Floor Level Strategy Plan Sheet 2 of 3 Rev H
C17 24000-101 External Levels-3 of 3 Rev C

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
Compliance & Monitoring Officer
Drainage officer

Conclusion / Summary:

Condition 8

The proposed drainage scheme for the site together with supporting technical documents have been submitted to the LPA to support the discharge of condition 8. The documents have been assessed by the LLFA and the Councils Drainage Officer. The drainage proposal will utilise SuDS basins and swale features to store surface water during peak rainfall which then allows the water to run at an acceptable rate into the underground drainage sewers, along with a pumping station which will help with the flow of the surface water drainage due to the levels of the site. The details are supported by surface water calculations to demonstrate how the surface water drainage scheme will manage in the next 100years taking into consideration climate change.

Both the LLFA and the Councils Drainage Officer are satisfied that the scheme will provide the development with a satisfactory drainage scheme which will help to prevent flooding and ensure satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the Site Allocations and Development Management DPP (2016).

Condition 10

A drainage maintenance schedule has been provided and additional maintenance detailed on the drainage plan which demonstrates how the drainage scheme will be managed and monitored over time.

Both the LLFA and the Councils Drainage Officer are satisfied that the proposed management and maintenance regime will ensure that the drainage is actively monitored over time which will assist with its long-term performance, both in terms of flood risk and water quality in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD.

Condition 17

The site levels slope naturally from north to south across the development site, with notably higher ground located to the north of the adjoining land. The proposed levels have been designed to reflect this existing topography and are consistent with the gradient seen in nearby residential areas along Keats Lane and High Tor East.

There are no immediate neighbouring properties that would be adversely affected by the proposed levels, except for those on the adjacent development site. In these locations, retaining walls are already in place, and additional retaining structures will be installed on this site where required. These are detailed within the submitted levels plan.

The Local Planning Authority (LPA) considers the proposed levels to be appropriate, ensuring that the height of the dwellings aligns with the established road levels along Leicester Road. The plans confirm that the open space areas will remain largely even, and a topographical survey has been provided to illustrate the existing site levels.

Overall, the proposed levels create a development that integrates well with its surroundings, resulting in an acceptable visual appearance and supporting good design principles and visual amenity for a development of this nature in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Additionally, the proposed levels are integral to the site's drainage strategy. The plans have been reviewed and supported by both the Lead Local Flood Authority (LLFA) and the Council's Drainage Officer, confirming that surface water management across the site is acceptable.

Officer Recommendations:

Condition 8 Surface Water Drainage - Discharge

Condition 10 SuDS Maintenance - Discharge

Condition 17 Levels - Discharge