

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 25/00048/DISCON  
**Applicant:** Mr Lewis Creed  
**Ward:** Earl Shilton



Hinckley & Bosworth  
Borough Council

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

**Application to discharge conditions 9 (Management SuDS during Construction) and 15 (Construction Environmental Management Plan) attached to planning permission 21/00135/OUT**

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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 management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

**Received 24 January 2025**

**C9, 15 - Proposed Site - C253-BRP-00-00-DR-A-0201-P07**

**Received 24 February 2025**

**C9 Earl Shilton Flood Pollution Management Plan**

**C9 Earl Shilton Flood Risk Management Plan**

**Received 9 June 2025**

**C9 & C15 VG-FM-SHE-068 Project Environmental Plan Earl Shilton**

**Condition 15**

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No working on Sundays and Bank Holidays

**Received 24 January 2025**

**C9, 15 - Proposed Site - C253-BRP-00-00-DR-A-0201-P07**

**Received 24 February 2025**

**C15 VG-SOP-SHE-24 Nuisance Management**

**Received 9 June 2025**

**C9 & C15 CEMP VG-FM-SHE-068 Project Environmental Plan Earl Shilton V2**

**Received 16 June 2025**

**C15 VG-TBT-SHE-013 Dust and Air Quality (2)**

**C15 VG-TBT-SHE-019 Noise and Vibration (4)**

**Consultees / Assessed by:**

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

**Conclusion / Summary:**

Condition 9

A plan to mitigate surface water drainage has been submitted which once implemented should prevent flooding and ensure satisfactory storage and disposal of surface water from the site during the construction period. The Councils Drainage Officer and the LLFA have assessed the proposals which they find to be acceptable as the measures proposed will ensure that Policy DM7 of the Site Allocations and Development Management DPP (2016) is met.

Condition 15

A construction environmental management and site plan together with noise and vibration documents have been submitted which details how the developer is proposing to minimise and mitigate disruption that will be caused by the development. The Councils Environmental Services Officer has reviewed the documents for their acceptability. The detail includes limiting construction hours, no burning of rubbish on site, controlled lighting and limited plant machinery, designated compound area and welfare facilities. Safety fencing will be erected to protect the site construction and storage areas. Wheel washing facilities will be used to help reduce mud from entering onto the public highway. During dry periods, areas creating excessive dust will be dampened down with water and mounds covered to minimise dust. Noise levels on site will be monitored and addressed where noise is excessive to acceptable limits. A complaints procedure is provided and communication programme. The Councils Environmental Services Officer is satisfied that the measures to be put in place are sufficient to assist in minimising disruption to neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

**Officer Recommendations:**

Condition 9 SuDS During Construction – Discharge

Condition 15 CEMP - Discharge