

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00231/DISCON
Applicant: Ms Esther Wiles
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land West Of Clickers Way Earl Shilton

**Application to discharge condition 15 (Levels) attached to planning permission
20/01225/FUL**

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

Condition 15

Prior to commencement of development the existing and proposed ground levels and proposed finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Received 16 July 2025

C15, S104 Basin Layout, Drg No. 21246 302 Rev E

C15, External Levels and Surface Water Run-off, Drg No. ES-PL-100

Received 21 March 2025

Levels of POS - 21246 130 J External works - Southern Entrance SH1of2

Levels of POS - 21246 131 H External works - Southern Entrance SH2of2

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 15

The development site forms part of Phase 1 of the Earl Shilton Sustainable Urban Extension (SUE), comprising 81 dwellings, and is located adjacent to existing properties on King Richards Hill to the west. The proposed site levels have been designed to follow the natural topography, with grading that closely reflects the existing ground levels of King Richards Hill—these being the only existing dwellings directly affected by the proposed changes. No other residential properties surround the site.

The new dwellings positioned near these existing homes are set back, reducing visual and physical impact compared to a layout where homes would be located immediately behind. The levels plan includes cross-sectional drawings across the site, clearly illustrating where changes in elevation occur. These sections, along with details of retaining structures, are provided to accommodate the level differences, as outlined in Section 1.

Section 2 demonstrates that the central play and open space area is gently sloped but not undulating, like the open space located at the southern edge of the site which also doesn't show any undulation. The cross-sections on the levels plan offer valuable insight into how the proposed design integrates with the terrain. The Local Planning Authority (LPA) considers that the sections provided demonstrate a satisfactory visual appearance of the development, in line with the principles of good design and visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of the NPPF.

Officer Recommendations:
Condition 15 Levels - Discharge