

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01038/DISCON
Applicant: Hillmoren Ltd
Ward: Markfield Stanton & Fieldhead

Site: 16 Altar Stones Lane Markfield



Hinckley & Bosworth
Borough Council

Application to discharge C9 (Surface Water Drainage) C10 (management of Surface Water Drainage during Construction) C11 (Long-term maintenance of the surface water drainage system) C12 (Infiltration Testing) attached to planning permission 23/01000/FUL

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

Condition 9

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and the surface water drainage scheme completed prior to first occupation.

Received 6 January 2025

C9 24-190-202A Section Drawing

C9 24-190-102 - flow control chamber

Received 10 December 2024

C9 - Surface Water Drainage - 24-190-101-C

C9 - Downpipe to raingarden calculations

C9 - SWS Calculations - Rev A

C9 - SWS Calculations rainwater harvesting – 1-29

C9 - SWS rainwater harvesting long sections – 1-4

C9 - SWS long sections - Rev A

Received 13 November 2024

C9, SWS Building B external areas long sections, Pages 1-4

C9, SWS Calculations Building B external area, Pages 1-55

Condition 10

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Received 13 November 2024

C10, Construction Phase Surface Water Drainage Plan

Condition 11

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by

the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Received 13 November 2024

C11, Surface Water Drainage Maintenance Plan

Condition 12

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.

Received 13 November 2024

C12, Ground Investigation Report

Consultees / Assessed by:

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

Conclusion / Summary:

Condition 9

A plan showing the proposed drainage scheme, supporting surface water calculation along with flow control, long sections & sections plans have been provided. The details submitted have been assessed by the Councils Drainage Officer and the LLFA. The conclusion is that the details demonstrate that there will be satisfactory storage and disposal of surface water from the application site which will prevent flooding, in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and advice contained in the NPPF.

The LLFA noted that the flow-control chamber drawing referred to the drainage calculations, which is not preferable, so for the avoidance of doubt, the Hydro-Brake flow control model approved by the LLFA is CTL_SHE-0101-5000-1300-5000. There shall be no deviation away from this specific product and so this is referenced in the decision notice.

Condition 10

A construction phase surface water management plan has been submitted and assessed by the Councils Drainage Officer and the LLFA. The details included a cut-off ditch around the perimeter of the site. The details satisfactorily demonstrate how the measures will decrease flood risk whilst maintaining the existing surface water runoff quality and assist in the prevention of damage to the final surface water management systems through the entire development construction phase, in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

A maintenance regime has been submitted and assessed by the Councils Drainage Officer and the LLFA. The supporting document details a schedule of maintenance activities and who will be responsible for the maintenance. The details are found to be satisfactory as it demonstrates that a suitable maintenance regime will be put in place that will be monitored over time. This will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development are in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

Soakaway tests were undertaken in accordance with BRE365 by Erda Associates Ltd. The tests showed the ground had poor rates of infiltration and is not conducive to infiltration drainage for the disposal of surface water which demonstrated that the site is not suitable for the use of infiltration techniques as part of the drainage strategy. This satisfies the condition as testing has been completed in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 9 Surface Water Drainage - Discharge

Condition 10 surface Water Drainage during construction - Discharge

Condition 11 Surface Water Drainage Long Term Maintenance – Discharge

Condition 12 Infiltration Testing - Discharge