

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00046/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 11 (Infiltration Testing) and 13 (Land Contamination) attached to planning permission 21/00135/OUT

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

Condition 11

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 18 February 2025

C11 & C13 252719-01 (01) Leicester Road, Earl Shilton updated report (1) Phase II Land Contamination Report

Received 24 January 2025

C11, 13 - Geotechnical Ground Investigation and Assessment

Condition 13

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Received 18 February 2025

C11 & C13 252719-01 (01) Leicester Road, Earl Shilton updated report (1) Phase II Land Contamination Report

Received 24 January 2025

C11, 13 - Geotechnical Ground Investigation and Assessment

Consultees / Assessed by:

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

Conclusion / Summary:

Condition 11

Geotechnical Ground Investigation and assessment letter details the infiltration testing that has been undertaken on the site and was reviewed by the Councils Drainage Officer and the LLFA. Both consultees are in agreement that the details satisfy the condition as the appropriate investigations have taken place across the site to determine whether or not the site is suitable or not suitable for infiltration drainage methods in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016.

Condition 13

Phase II Geotechnical Report and a Geotechnical Ground Investigation and assessment letter have been submitted in support of Condition 13 which provides a full investigation of the site and results of those investigations provided. The contents within the reports have been assessed by the Councils Environmental Services Officer who has advised that no significant contamination was found on site which would have required a mitigation scheme and therefore the condition is eligible for discharge as the investigations demonstrate that the future users of the land and neighbouring land will not be at risk of contamination in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Infiltration – Discharge

Condition 13 Land Contamination - Discharge