

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01006/DISCON
Applicant: Miss Emily Farr
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Land North Barton Road Barlestone

Application to discharge conditions 8 (Levels), 22 (Highway Drainage), 27 (Surface Water Drainage), 29 (Long Term Maintenance of Surface Water Drainage) attached to planning permission 21/00096/OUT

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

Condition 8

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 approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 17 January 2025

C8 JBA 24-099-03 - Detailed Soft Landscape Proposal for POS and Play

Received 1 April 2025

C8 Topographical Drg No: 25212-25-01 (showing Gregory Road)

C8 TOPOGRAPHICAL SURVEY, C8- Drg No: 54250/03 (Whole Site)

C8 Engineering Layout (dwg. E279-00-92B)

Received 29 October 2025

C8 POS Levels N22.20_ENG100

Condition 22

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 29 October 2025

C22 & C27 E279-40-01C TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 1 OF 4

C22 & C27 E279-40-02C TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 2 OF 4

C22 & C27 E279-40-03B TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 3 OF 4

C22 & C27 E279-40-04A TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 4 OF 4

C22 & C27 E279-90-01D EXTERNAL WORKS AND PRIVATE DRAINAGE-A1

C22 & C27 E279-90-02D EXTERNAL WORKS AND PRIVATE DRAINAGE-A1

C22 & C27 E279-10-01H ENGINEERING LAYOUT

C22 & C27 E279-10-30H DRAINAGE AREA PLAN - STORM

C22 & C27 E279-10-35G DRAINAGE AREA PLAN - FOUL

C22 & C27 E279-10-40F DRAINAGE AREA PLAN - GULLY

C22 & C27 E279-10-50F OVERLAND FLOW ROUTING

C22 & C27 E279-20-02G LONG SECTIONS

C22 & C29 E279-20-01F LONG SECTIONS

C22 & C27 E279-20-11C BASIN SECTIONS

C22 & C27 E279-40-05D CONTROL CHAMBER

C22 & C27 E279-40-11A HEADWALL DETAILS

C22 & C27 E279-40-20F MANHOLE SCHEDULE-A1

C22 & C27 E279-70-01G SECTION 104 PLAN-A1

C22 & C27 E279 SW Calculations V09 - 2yr, 30yr, 30yr +35% CC & 100yr +40%CC Storm Events +10% UC - 5.7 outfall

Received 8 April 2025

C22 & C27 Infiltration Testing / Ground Report EAL.288.22 Barton Road, Barlestone - Soakaway Letter Report 06.04.2025

Received 21 January 2025

C27 Concrete Block Permeable Paving (1)

C22 & C27 flood-map-planning-2025-01-20T10_45_19.342Z.

Condition 27

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.

Received 29 October 2025

C22 & C27 E279-40-01C TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 1 OF 4

C22 & C27 E279-40-02C TYPICAL DRAINAGE CONSTRUCTION DETAILS - SHEET 2 OF 4

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Condition 29

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.

Received 31 October 2024

C29 Long term maintenance surface water management N22.020_ENG 262 V1

Consultees / Assessed by:

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

Conclusion / Summary:

Condition 8

An engineering layout plan has been provided to show the developments proposed levels and finished floor levels, together with topographical surveys showing the existing levels across the site and one to show the levels in relation to existing dwellings on Gregory Road. Consideration has been given to Plots 46-55 which will have the most impact on existing dwellings along Gregory Road. Proposed levels to the Northeast of the site are to be 126.65 and the datum point on Gregory Road is 126.71. Between the proposed properties and existing there will be individual gardens to the rear which is divided by an existing ditch and a strip of grass for maintenance purposes. The levels then fall to the south of the site to incorporate the site drainage scheme to the Southeast of the site where the attenuation pond is located. The residential element of the site will follow the contour of the site which also enables the successful flow of surface water drainage. The proposed levels replicate those existing. Levels to the centre of the site will remain as existing as no proposed levels are detailed at this stage. The open space area plan shows purpose-built mounds for interactive play around the site with the actual equipped area to be of even surfacing. The LPA are satisfied that the details provided ensure that the development has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 22

Plans have been assessed by the Local Highway Authority who requested the condition to ensure drainage from individual dwellings would not cause flooding on to the highway. Leicestershire County Council are satisfied with the details provided for the drainage scheme will assist in reducing the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with policy DM17 of the adopted Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework (2021).

Note to Applicant

If the applicant would like the roads within the development to be offered for adoption by the LHA as the applicant will be required to enter into an agreement under Section 38 of the Highways Act 1980. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg> or email road.adoptions@leics.gov.uk in the first instance.

Condition 27

A drainage scheme has been provided which incorporates permeable paved driveways to the proposed scheme where surface water will drain to the attenuation basin and foul will be connected to the sewer easement located to the south of the site. The LLFA and the Councils Drainage Officer are satisfied that the drainage scheme is acceptable with the supporting calculations being provided as evidence. The drainage scheme once in place will help to prevent flooding as the attenuation basin provides satisfactory storage and disposal of surface from the site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Condition 29

A long term maintenance regime has been provided that details a maintenance regime and how this is to be managed and monitored over time to ensure its 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 in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) in perpetuity.

Officer Recommendations:

Condition 8 Levels - Discharge

Condition 22 Highway Drainage - Discharge

Condition 27 Surface Water Drainage - Discharge

Condition 29 Long Term Maintenance of SuDS - Discharge

Notes to Applicant

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Any proposed connection to Severn Trent Water Network are subject to the water bodies approval