

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0210-20 **Applicant:** Mr Cooke

Proposal: Details of external materials, soakaway system for disposal of surface water and external boxes etc (Conditions 3, 5 and 8 of H01-1216-16)

Location: 230 Barrier Bank Cowbit Spalding

Terminal Date: 28th April 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
04 Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of external materials, soakaway system for disposal of surface water and external boxes etc (Conditions 3, 5 and 8 of H01-1216-16)

Site Description

As host permission.

History

H01-1216-16. Residential development - erection of 2 dwellings. APPROVED 27-01-17. The development has commenced.

Consultation Responses

LCC SUDS

NO OBS - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the submitted details relate to matters that are outside of the jurisdiction of the Authority and accordingly, does not wish to object to this planning application.

South Holland Internal Drainage Board

Comments - note that the applicant has indicated that they intend to dispose of surface water via infiltration, however cannot see that the viability of the proposed drainage strategy has been evidenced.

This proposed strategy should be supported by infiltration testing in line with BRE 365 and soakaway design should be in line with SuDS Standards. If (following appropriate testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy.

Planning Considerations

Condition 3

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The materials are listed on plan ref 2479/BB/02 rev D and are considered to be acceptable.

Condition 5

Before the development is commenced beyond oversite, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

LCC SUDS raise no objection to the details submitted. The Internal Drainage Board have commented as set out above.

It is considered that given that LCC raise no objection, and the wording of the condition sets out the actions if percolation test results are considered unacceptable, then at present there is no reason to withhold approval of agreement to the details of this submission.

Condition 8

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

The locations and detailing are considered to be acceptable.

Conclusion

Approve details.