

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0476-26 **Applicant:** Rix Developments

Proposal: Details of proposed means of foul and surface water disposal, external materials, Construction Management Plan and Method Statement (Conditions 3, 7 and 10 of H02-0598-25)

Location: Land South Of Barn Lodge Hereward Way Crowland

Terminal Date: 16th July 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
30	Pollution

National Guidance

National Planning Policy Framework December 2024

Section 12- Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
HIGHWAYS & SUDS SUPPORT	1	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of proposed means of foul and surface water disposal, external materials, Construction Management Plan and Method Statement (Conditions 3, 7 and 10 of H02-0598-25).

Site Description

The application site lies on the eastern side of Hereward Way and is sited to the rear of dwellings fronting South Street and Reform Street. The land is presently an unused farm/commercial yard, containing a range of buildings of limited architectural/visual merit and benefits from an existing permission to erect a residential development. The site lies within the Crowland Conservation Area.

There are a number of approved residential developments in the area. This site itself benefits from an extant permission for the erection of 3 number dwellings.

The application site is located within Flood Zone 1 in accordance with the Environment Agency's flood risk maps, the South East Lincolnshire SFRA shows that the application site is in a 'Danger for Most' area.

History

H02-0598-25 - Proposed Residential Development Comprising 3 Detached Dwellings. Approved 23-01-26

Consultation Responses

IDB

Please note that North Level District Internal Drainage Board have no objections to the above planning application.

Highways & Suds Support

The submitted details relating to foul and surface water drainage, external materials, and the Construction Management Plan and Method Statement (Conditions 3, 7 and 10) and as these conditions were not requested by the Lead Local Flood and Highway Authority (LLFHA), there are no comments to make in this regard. Therefore, the LLFHA have no objection to the discharge of these conditions. However, it should be noted that the existing access serving the site will require amendment under a Section 184 Agreement. This is necessary in the interests of highway safety and to ensure that the requirements and measures set out within the Construction Management Plan can be appropriately delivered.

Conservation Officer

Condition 3: Drainage - No comment Condition 7: External materials - I have no objection to the proposed materials. The Conservation Area in this location has many new buildings with modern materials. Therefore, the proposed materials will not be out of place in this context. Condition 10: Construction management plan - No comment

Environmental Protection

We would not support working hours of 08:00-16:00 on Saturdays due to close proximity to other residential properties, except by prior arrangement for specific purposes

Parish

No objection

Planning Considerations

Condition 3 - Foul and Surface Water

The condition requires:

Before any development beyond oversight is commenced, full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

The applicant has provided:

·Site Layout - Drainage

The applicant has submitted a drainage strategy and site layout detailing the proposed means of foul and surface water disposal for the development.

Foul drainage is proposed to connect to the existing Anglian Water adopted foul sewer within Hereward Way. Inspection chambers are to be provided within each plot at the respective boundary locations to facilitate future access and maintenance.

Surface water from the roofs of the proposed dwellings is proposed to discharge to proprietary soakaway crate systems. The required soakaway volumes are to be determined through site-specific soil percolation testing undertaken in accordance with BRE Digest 365. The submitted details confirm that soakaways will be located a minimum of 5 metres from any buildings. The private and shared driveways are proposed to be constructed using permeable materials, with any associated soakaway requirements similarly informed by percolation testing.

The submitted details demonstrate an acceptable strategy for the disposal of foul and surface water arising from the development and are considered sufficient to satisfy the requirements of Condition 3. Subject to the development being carried out in accordance with the submitted drainage details and any technical requirements of the relevant drainage authorities, the condition can be discharged.

Condition 7 - External Materials

The condition requires:

Before the commencement of the development hereby permitted beyond oversight, 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 applicant has provided:

·External Materials Schedule

The applicant has submitted a schedule of external materials for the proposed development. The schedule confirms the use of bath shade stone cills, black PVC-u rainwater goods, cream grain-effect PVC-u casement windows, anthracite coloured rooflights, anthracite grey/dark green external doors and permeable granite chipping driveways on a hardcore base. The first 5 metres of the access drive will comprise tarmac or block paving in accordance with Lincolnshire County Council Highways specifications.

The proposed materials are considered appropriate for the scale and character of the development and would not result in harm to the visual amenities of the area. Whilst the site lies within the Crowland Conservation Area, the Council's Conservation Officer has raised no objection to the submitted materials, noting that there are a number of newer buildings within this part of the Conservation Area incorporating modern materials and that the proposed palette would not appear out of place within this context.

The submitted details are therefore considered acceptable and satisfy the requirements of Condition 7. The development shall be carried out in accordance with the approved materials schedule.

Condition 10 - Construction Management Plan and Method Statement

The condition requires:

Prior to the commencement of any development hereby permitted, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The applicant has provided:

·Construction Management Plan & Method Statement (Condition 10 of H02-0598-25)

A Construction Management Plan and Method Statement has been submitted which includes details relating to site access, contractor parking, material storage, deliveries, waste management, dust suppression and measures to minimise disturbance to neighbouring occupiers during the construction phase.

Environmental Protection has commented that they would not support working hours of 08:00-16:00 on Saturdays due to the proximity of neighbouring residential properties. However, Condition 4 of planning permission H02-0598-25 expressly permits operations and deliveries between 08:00 and 16:00 on Saturdays. As such, the submitted Construction Management Plan cannot reasonably impose more restrictive working hours than those already approved under the planning permission.

The submitted Construction Management Plan and Method Statement is considered adequate to minimise the impacts of construction activity on the surrounding area and accords with the requirements of Condition 10. Therefore, the condition is considered satisfied.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to

respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Conditions 3, 7 and 10 of H02-0598-25 are hereby discharged.