DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H04-0617-25**	**Applicant:**	**Seagate Homes**
Proposal:	Details of water consumption (Condition 2 of H04-1029-20)		
Location:	Land Off Malting Lane (Phase 2) Donington Spalding		
Terminal Date:	22nd August 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

31 Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework December 2024

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change.

Representations:

	Object	Support	No Obj.	Comments
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval was granted in November 2021 for the construction of 32 dwellings on the site (reference H04-1029-20). This application seeks the discharge of Condition 02 of that planning permission relating to water consumption.

Site Description

The site is located at the southern side of Donington and is part of a wider area of agricultural land located between commercial and residential development. The site is a residential allocation within the South East Lincolnshire Local Plan, 2019.

History

H04-0244-16: Outline planning application for a residential development of approximately 73 dwellings. All matters reserved except for access. Approved 30.11.2017.

H04-1029-20: Erection of 32 dwellings- Outline approval H04-0244-26. Approved 02.11.2021.
H04-0291-25: Details of proposed boundary treatments, landscape management, and maintenance plan (Conditions 03 and 07 of H04-1029-20). Approved 24.06.2025.
H04-0582-24: Details of design and positions of all external boxes for gas and electricity supplies any gas flues and soil vent pipes (Condition 04 of H04-1029-20). Approved 30.08.2024.
H04-0548-24: Details of scheme for the provision of swift nest bricks (Condition 08 of H04-1029-20). Approved 30.07.2024.

Consultation Responses

Black Sluice Internal Drainage Board

Standing advice provided.

Planning Considerations

Condition 02 Wording

The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

The reason for the condition is:

To protect the quality and quantity of water resources available to the district. This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

Condition 02 Detail

Water calculations have been provided for each house type A-G. These show the water consumption per person each day for each house type is 91.8 litres. These figures do not exceed the threshold permitted under the terms of Condition 02 and in this regard the condition may be discharged.

Conclusion

The submitted details are considered acceptable.

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.

Recommendation

Condition 02 of application reference H04-1029-20 is discharged.