DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0707-23**	**Applicant:**	**HarDean Developments**
Proposal:	Details of surface water drainage scheme (Condition 5 of H05-0326-20)		
Location:	37 Fleet Road Fleet Spalding		
Terminal Date:	2nd October 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 5 of H05-0326-20 (details of surface water drainage scheme).

Site Description

The site is at the eastern end of the built-up area of Holbeach as shown on Inset Map 5 of the South East Lincolnshire Local Plan (SELLP), 2019. Two pairs of semi-detached houses and two further detached dwellings form the frontage onto Fleet Road. The access to the site is between No's. 35 and 37 Fleet Road. Immediately to the west there is an industrial site managed by JML Henderson Ltd. This forms part of the Fleet Road Industrial Estate. To the east there is a residential development (Grimwood Close) comprising 19 houses.

History

H05-1160-16 - Residential development - Proposed house - Refused 20 December 2016. Allowed at appeal 6 October 2017.

H05-0572-19 - Erection of 3 pairs of semi detached 3 bed dwellings and 1 detached 3 bed dwelling along with up-graded site entrance and roadway - Refused 23 January 2020.

H05-0326-20 - Full - Erection of 3 pairs of semi detached 3 bed dwellings along with up graded site entrance and road way, car parking and bin storage - re-submission of H05-0572-19 - Refused 10 July 2020. Allowed on appeal 27 May 2021.

H05-0668-20 - RM - Erection of house - outline approval H05-1160-16 (allowed on appeal) - Approved 17 December 2020.

H05-0318-22 - Full - Erection of 8 dwellings including upgraded site entrance and roadway, car parking, bin storage and fencing & landscaping - Refused 17 November 2022.

H05-0590-23 - Cond Comp - Details of bin store, boundary treatments, landscaping & schedule materials to be used on external surface (Conditions 7, 8, 9 & 10 of H05-0326-20) - Approved 21 August 2023.

Consultation Responses

South Holland Internal Drainage Board

Require drainage consent under Byelaws 3 and 10.

Planning Considerations

The applicant proposes to discharge surface water to soakaway crates under the private roadway/turning area, with an outfall to a South Holland Internal Drainage Board maintained watercourse (K23 Washway Road). This is considered acceptable and the SHIDB has raised no objections in principle to this arrangement . Whilst the discharge rate has not been provided at this stage the proposal will require separate drainage consent from the Board, who will control such matters. It is considered unreasonable to withhold the condition compliance application until drainage consent has been given since it is controlled under separate regulations.

Conclusion

That condition 5 of H05-0326-20 be discharged.