

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0365-20 **Applicant:** D Brown (Building Contractors) Ltd.

Proposal: Details of drainage system (Condition 3 of H07-0015-20)

Location: Off Highstock Lane Gedney Hill Spalding

Terminal Date: 30th June 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	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of soakaway system (Condition 3 of H07-0015-20). Additional information was sought and received regarding the infiltration testing that took place on the site.

Site Description

As host application. The site is currently being cleared and preparation works have commenced.

History

H07-0015-20. Erection of 9 dwellings with associated access - approved under H07-1178-18.
Modification of Condition 2 to allow amendments to previously approved plans. Approved 17-03-20.

Consultation Responses

LCC Highways & SUDS Support

There is sufficient evidence that soakaways would not be appropriate for this site.

South Holland Internal Drainage Board

No objection subject to bylaw compliance.

Planning Considerations

Condition 3 of H07-0015-20

*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 within 6 months of the date of this permission, and approved in writing by the Local Planning Authority. This shall include the calculations undertaken to determine the volume of storage required. **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.***

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincs Local Plan 2019 and national guidance contained the National Planning Policy Framework, 2019.

Additional information was sought and received regarding the infiltration testing that took place on the site. As a result of this information it is demonstrated that soakaways would not be appropriate for this site, and this is confirmed by LCC.

In the light of this discharge of this condition is recommended.

Conclusion

Discharge of this condition.