

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0913-25 **Applicant:** Seagate Homes

Proposal: Details of on-site foul water drainage works and surface water drainage scheme (Conditions 6 & 7 of H11-0289-25)

Location: Land Off Lime Walk Long Sutton Spalding

Terminal Date: 19th November 2025

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 December 2024

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of on-site foul water drainage works and surface water drainage scheme (Conditions 6 & 7 of H11-0289-25)

Site Description

The application site relates to a housing allocation Los008 (which abuts Los026) the allocation site area is 1.72ha approximately (though this includes an existing dwelling and its curtilage) and the allocation sets a capacity for 34 number dwellings.

The application site abuts the open countryside along its northern boundary and recreational open space to its east. To the south the settlement is located and Lime Walk runs along the west.

History

H11-0842-23 - Residential development comprising 48 dwellings - re-submission of H11-0994-22. Allowed at Appeal

H11-0418-25 - Details of Construction Method Statement (Condition 3 of H11-0842-23). Approved 25-06-25

Consultation Responses

LCC Highway/SuDs

No Objections - 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 proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments: The Highway and Lead Local Flood Authority does not wish to make comment on Condition no. 6 & 7 as this was not requested by ourselves and the authority has no objection to its discharge

Internal Drainage Board

Surface Water - The applicant proposes to discharge surface water to a watercourse at a rate of 2 l/s. Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3. The applicant has been granted consent for the proposed surface water discharge to a watercourse on 1st September 2025 under our references 25_30605_C & 25_30606_C, in accordance with drawings S104 Layout '12700-WMS-ZZ-XX-D-C-39210-S8 Rev P6' (William Saunders, 09/05/2025), Surface Water Outfall Detail '12700-WMA-ZZ-XX-D-C-39202-S8 Rev P3' (William Saunders, 14/03/2025), S104 Impermeable Areas Plan '12700-WMS-ZZ-XX-D-C-39214-S8 Rev P4' (William Saunders, 09/04/2025)

Foul Water - I note that the applicant intends to dispose of foul water to a main sewer. Should the applicants proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Anglian Water

Foul Water Comments: Drawing 12700 - WMS - ZZ - XX - D - C - 39210 - S8 - P7 shows foul will connect via gravity to manhole 0701 this is acceptable to Anglian Water
Surface Water Comments: The surface water is discharging to a culvert and is outside of Anglian Water's jurisdiction for comment

Planning Considerations

Condition 6 - Foul Water

The condition requires:

Prior to construction above ground level, a scheme for on-site foul water drainage works, including connection points and discharge rates, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any dwelling, the foul water drainage works must have been carried out in accordance with the approved scheme.

The applicant has provided:

Domestic Drainage Layout
S104 Construction Details
S104 Flood Route Plan
S104 FW Long Sections
S104 Impermeable Areas Plan
S104 Layout

Anglian Water have confirmed that the foul drainage solution is acceptable, foul will connect via gravity to manhole 0701. The IDB note that this is the case and have no comments regards foul disposal, The LLFA have no objections.

Therefore, based upon the above information the proposed foul water drainage strategy is considered acceptable.

Condition 7 - Surface Water Drainage

The condition requires:

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The applicant has provided:

Domestic Drainage Layout
S104 Construction Details
S104 Flood Route Plan
S104 SW Long Sections
S104 Impermeable Areas Plan
S104 Layout

The IDB have been consulted and have stated that. "The applicant has been granted consent for the proposed surface water discharge to a watercourse on 1st September 2025". The LLFA have no objections to the proposal.

Therefore, based upon the above information the proposed Surface water drainage strategy is 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.

Conclusion

Conditions 6 & 7 of H11-0289-25 are hereby discharged.