

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-1185-22 **Applicant:** Mr W Ravell
Proposal: Details of foul and surface water disposal (Condition 14 of H13-0526-22)
Location: Eaugate Road Moulton Chapel Spalding
Terminal Date: 8th February 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well designed places.
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 14 of H13-0526-22 (details of foul and surface water disposal).

Site Description

The site is located on the western side of Eaugate Road and is currently occupied by an agricultural

building. A drain runs along the frontage and trees are situated along the northern boundary. A dwelling (Rose Cottage) is situated opposite.

History

H13-0446-15 - Change of use of agricultural building into dwelling - Refused 19 June 2015.

H13-1094-19 - PAA - Change of use of agricultural building into dwelling - Approved 6 January 2020.

H13-1269-21 - Full - Demolition of existing agricultural building and erection of dwelling - Approved 26 January 2022

H13-0526-22 - S73 - Demolition of agricultural building and erection of detached dwelling - approved under H13-1269-21. Modification of Condition 2 to allow amendments to previously approved plans - Granted 11 July 2022

H13-0742-22 - Cond Comp - Details of materials of construction of roof, landscaping & tree planting, boundary treatments & ecological biodiversity measures (Conditions 4, 5 i & ii, 6 & 16 of H13-0526-22) - Approved 21 December 2022

H13-0857-22 - Cond Comp - Details of contamination remediation strategy (Condition 12 iii of H13-1269-21 & Condition 12 of H13-0526-22) - approved 24 January 2023

H13-1217-22 - NMA - Demolition of agricultural building and erection of detached dwelling - approved under H13-1269-21. Modification of Condition 2 to allow amendments to previously approved plans - approved under H13-0526-22. Amendment to brick type - Approved 16 January 2023.

Consultation Responses

South Holland Internal Drainage Board

Pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development, as evidenced within SW-22-217-CAL-C-01, Shields Wilson, Sep 2022. If, for any reason, a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse, consent would be required under Byelaw 3.

Planning Considerations

Foul water would be discharged to a private treatment plant, with an outfall of treated water to a crate soakaway. Surface water would be discharged to crate soakaways at the front and rear. Testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development, as evidenced within SW-22-217-CAL-C-01, Shields Wilson, Sep 2022.

Conclusion

That condition 14 of H13-0526-22 be discharged.