DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0678-20**	**Applicant:**	**Longhurst Group Ltd.**
Proposal:	Details of surface water drainage (Condition 6 of H16-0459-19)		
Location:	Former Welland Hospital Site Holbeach Road/Roman Bank Spalding		
Terminal Date:	15th October 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
32	Community, Health and Well-being

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 surface water drainage (Condition 6 of H16-0459-19)

Site Description

As host application.

History

H16-0754-20. Details of remediation requirements in relation to contamination (Condition 7 (ii) of H16-0853-17). Undetermined.

H16-0542-20. NON MAT AMENDMENT. Residential Development of 36 Dwellings and associated works - approved under H16-0459-19. Change of connection point for foul drainage purposes. Approved. 05-08-20

H16-0397-20. CONDITION COMPLIANCE. Details of construction management plan, prevention of mud deposits on road, remediation strategy and refuse collection points (Conditions 5, 6, 7i and 8 of H16-0853-17). Approved. 05-08-20.

H16-0459-19. Residential development of 36 dwellings and associated works - Outline approval H16-0853-17. Submission of reserved matters relating to Access, Appearance, Landscaping, Layout and Scale.. Approved 05-08-19.

H16-0853-17. Outline. Residential development for up to 36 residential units and associated works. Approved 15-01-19.

Consultation Responses

LCC Highways & SUDS Support

The technical details for the adoptable estate road of Holbeach Road have been approved.
The roads for the part of the development fronting onto Roman Bank will not be adopted.
The surface water drainage system will be adopted by Anglian Water under a Section 104 agreement. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

South Holland Internal Drainage Board

The respective grantees have accepted the conditions and specifications set out within these consents.
The Board is satisfied with the submissions made by this applicant and has no further comments to make regarding the discharge of Condition 6 of application H16-0459-19.

Planning Considerations

Surface Water drainage implications

The details of the surface water drainage system proposed are considered to be acceptable. The system has been considered by the consultees above and no objection is made.

Levels across the site

A check of the plans has been undertaken and the plans and details submitted do not show any increase in levels. The plans accord with the level details approved and this scheme shall have no impact.

Conclusion

Approve.

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.