DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H18-0398-25**	**Applicant:**	**API Ltd.**
Proposal:	Details of means of surface water disposal (Condition 3 of H18-0463-24)		
Location:	Bridge Hotel 4 Bridge Road Sutton Bridge		
Terminal Date:	18th June 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 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 12 - Achieving well-designed places
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 means of surface water disposal

(Condition 3 of H18-0463-24).

Site Description

The application site relates to the Bridge Inn Hotel which is a vacant building last used in 2008. The building has recently been purchased and subsequently this application has followed. The application site is located within Flood Zone 3 in accordance with EA Mapping systems and shown on the 2115 hazard maps to be in an area with a danger for most.

The application site is within the town centre boundary for Sutton Bridge, as well as within the primary shopping area. The building is a large redbrick former hotel. With parking located to the rear. Whilst many of the openings are boarded up, it remains clear that they were sash openings with cill and lintel detailing.

The building is built across 4 floors which includes the basement. The side of the property is along West Bank whilst the rear faces Wharf Street. A Grade II listed building is located to the west.

History

H18-0463-24 - Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units. Approved 28-01-25

Consultation Responses

Anglian Water

Surface Water Comments: Preliminary Drainage Layout Drawing 250067 C2C XX XX DR C 500 P01 shows surface water will discharge to a soakaway this is outside of Anglian Water's jurisdiction for comment

South Holland IDB

Surface Water
We note the full infiltration testing results and methodology have not been provided with this application and we would recommend these are submitted, however I am pleased to see that the Preliminary Drainage Layout (Drawing No: C2C-XX-XX-DR-C, (C2C Consulting Engineers, April 2025)) suggests that testing has been carried out to confirm the use of soakaways is a viable drainage option at this site. 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. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate.

Highways & SuDs Support

No objection - The details of means of surface water disposal (Condition 3 of H18-0463-24) are acceptable in accordance with approved drawings and details submitted with this application, however it is with the LPA to approve this condition as it was not imposed by the Highway Authority.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application, and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Planning Considerations

Condition 3 - Surface Water Drainage

The condition requires:

Prior to the first occupation of the development hereby permitted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first

brought into use.
The applicant has provided the following details:

- Preliminary Drainage Layout
- Drainage Details Sheet
- Drainage Details Sheet 2
- Soakaway Calculation

The LLFA have received the drainage strategy and consider it acceptable The IDB have raised no objections and Anglian Water confirm that it is outside of their control.

The condition was attached to the permission as Anglian Water stated that *The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to lack of information pertaining to the existing arrangement and no surface water hierarchy evidence provided*.

The information now presented shows that infiltration is feasible and that soakaways are to be utilised. Anglian Water do not object to this strategy. On this basis the surface water drainage condition is discharged.

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

Condition 3 of H18-0463-24 is hereby discharged.