

1st May 2020**Please reply to: BOSTON OFFICE**

Our Ref: ND/CJ/B/3339

Technical Support Team
Planning Department
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincs
PE21 8QR

Dear Sir/Madam

B/20/0124 Craythorne Lane, Boston

Further to the submission of application B/20/0124 at Craythorne Lane, Boston, please find below statements as part of the submission.

Affordable Housing Statement

The application proposes 12no. housing units in total. As this number of housing units exceeds the threshold provided by Boston Borough Council and in accordance with Policy 6: Developer Contributions of the South East Lincolnshire Local Plan 2011-36, the proposal therefore provides developer contributions of 2no. affordable units consisting of 1no. 1 bed unit and 1 no. 2 bed unit which would be operated by a registered Provider/Housing Association. This represents a value of 17 percent of affordable housing for the total scheme. No registered provider/Housing Association has been appointed at this stage.

Sustainability Statement

The proposal would provide much needed affordable housing within the town centre and the applicant would be supportive of the obligations of the Infrastructure Delivery Plan.

Sustainable Drainage Assessment

The proposal does not increase the existing footprint of the existing building and therefore any additional surface water collected by the development by means of pitched roofs as opposed to flat roof will be marginal. Any surface water discharge will be via the existing surface water sewer within the adjacent highway. Any new paving within the courtyard of the development would receive suitable drainage collection and discharge into the aforementioned sewer however permeable paving would also be used where necessary.

Architectural Consultants



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**By appointment only*

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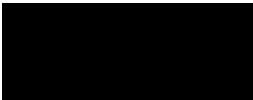
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Utilities Statement

Foul and surface water sewers are readily available within the adjacent public highway. Utilities and connections would be within the courtyard hidden from view of the public footpath and highway. Hard standings within the courtyard would be by permeable paving or receive underground drainage to discharge to sewers.

Yours faithfully



NEIL DOWLMAN MCIAT, C. Build E MCABE

**Managing Director
Chartered Architectural Technologist
Chartered Building Engineer**

for and on behalf of
NEIL DOWLMAN ARCHITECTURE LTD

Architectural Consultants



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