



# B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Mr Steven Ibbotson  
Cyden Homes Ltd  
Unit 1  
Laceby Business Park  
Grimsby Road  
Laceby  
Grimsby  
DN37 7DP

**Case Officer: Abbie Marwood**  
**Tel: 01205 314305**  
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## APPROVAL OF DETAILS REQUIRED BY CONDITION

### Article 27 of the Town & Country Planning (Development Management Procedure) Order 2015

#### Part 1 - Particulars of details to be approved;

**Reference:** B/20/0235/CD1

**Applicant:** Mr Steven Ibbotson, Cyden Homes Ltd

**Proposal:** Application to discharge Conditions 5 (Written Scheme of Investigation), C6 (Construction Management Plan), C7 (Surface Water drainage), C 11 (Travel Plan), C15 (Pollution Reduction), C16 (Water Consumption), C17 (Public Open Space Management Plan) & C19 (Phase 2 Risk Assessment) of permission B/20/0235

**Location:** Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD

#### Part 2 - Particulars of decision

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, have considered your application for approval of details reserved by condition in relation to the above mentioned Planning Permission and Location.

The Council's decision regarding the status of these conditions and details can be found below:

Condition Description	Details Submitted	Status
C.5 No development (including any works of site preparation) shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigation has been submitted to and approved in writing by the local planning authority. The WSI shall include:  (i) A phased programme and methodology of site investigation and recording to include: a desk-based assessment	Archaeology Statement received 30/6/23	Agreed

<p>including, where appropriate, historic building assessment(s), detailed survey and interpretative record; a targeted archaeological evaluation; and where appropriate, targeted area excavation.</p> <p>(ii) A programme for post investigation assessment to include: analysis of the site investigation records and finds; production of a final report on the significance of the archaeological interest represented.</p> <p>(iii) provision for publication and dissemination of the analysis and report on the site investigation.</p> <p>(iv) provision for archive deposition of the report, finds and records of the site investigation.</p> <p>(v) nomination of a competent person(s) or organisation to undertake the work set out in the approved WSI.</p> <p>The development shall thereafter be carried out in full accordance with the approved WSI and the timetable contained therein.</p> <p>C.6 Prior to the commencement of the development hereby permitted, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (through not restricted to) the following details:</p> <p>a) a traffic management plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns (including the earliest and latest times, and the suspension of trips during peak traffic times )</p> <p>b) hours of work for site preparation, delivery of materials and construction;</p> <p>c) measures to minimise and control noise, vibration, dust, dirt and fumes during the development</p>	<p>Revised Construction Management Plan 30.6.23</p>	<p>Agreed</p>
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<p>period</p> <p>d) details of onsite parking facilities for both visiting construction vehicles and deliveries and workers on the site</p> <p>e) the loading and unloading arrangements for heavy plant and machinery and materials</p> <p>f) the location of storage of plant and materials used in constructing the development</p> <p>g) measures to avoid disturbance to nesting birds and other wildlife</p> <p>h) measures to prevent mud being deposited on the surrounding highway</p> <p>i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</p> <p>j) details of any protective fencing to maintain public access and public safety for the public footpaths that cross/are adjacent to the site</p> <p>k) a programme for the implementation of all of the above items.</p> <p>Development shall then be carried out in strict accordance with the approved CEMP.</p> <p>C.7 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:</p> <p>a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all surface areas within the development into the existing local drainage</p>		<p><b>Not yet agreed - awaiting consultation responses</b></p>
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<p>infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <p>b) Provide attenuation details and discharge rates which shall be agreed with the surface water receiving body;</p> <p>c) Include adequate means to ensure that surface water from the application site is not cast onto neighbouring land and property.</p> <p>d) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>e) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.</p> <p>The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.</p> <p>C.11 No dwelling shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The approved pack shall thereafter be provided to the occupant(s) of the proposed development upon occupation. The Travel Pack shall include details of walking and cycling routes and footpaths, local facilities, local clubs and organisations, local bus time tables and useful contacts.</p>	<p>Travel Plan Welcome Pack Boston Travel Plan</p>	<p>Agreed</p>
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<p>C.15 Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.</p>	<p>EV Charging Point Statement</p>	<p>Agreed 31 March 2023</p>
<p>C.16 The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day as set out as the optional requirement in Part G of the Building Regulations (2010) and the South East Lincolnshire Local Plan (2011-2036).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p>	<p>Water Efficiency Calculator (2 bed) Water Efficiency Calculator (3 bed) Water Efficiency Calculator (4 bed)</p>	<p>Agreed 31 March 2023</p>
<p>C.17 None of the dwellings hereby approved shall be occupied until details of the public open space and how it is managed and maintained as part of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the open space and drainage system and, as a minimum, shall include:</p> <p>(i) details of the location, size, specification of the open space and how the POS will be landscaped</p>	<p>Common Area Fact Sheet for Residents</p> <p>Management and Maintenance Operations for Proposed Landscape</p>	<p>Agreed 31 March 2023</p>

<p>(hard and soft);</p> <p>(ii) arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.</p> <p>(iii) arrangements concerning funding mechanisms for the ongoing maintenance of all elements of the POS (including mechanical components) to include details such as:</p> <p>on-going inspections relating to performance and asset condition assessments;</p> <p>operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and</p> <ul style="list-style-type: none"> <li>any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.</li> </ul> <p>(iv) means of access and easements for maintenance purposes;</p> <p>(v) A timetable for implementation.</p> <p>The POS shall thereafter be installed in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.</p> <p>C.19 Where the Phase 2 risk assessment identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p>	<p>Phase 2 Site Appraisal - ref GRM/P9224/PIISAR.2 Rev A - Dated September 2022 - Condition 19</p> <p>Appendix C, E, F, G, H, K, M and Determination of Moisture Content of Soils</p>	<p>Agreed 31 March 2023</p>

You are advised to read the aforementioned conditions in full, as they may require further actions.  
See notes to applicant.

If you wish to discuss the outcome of this application further please do not hesitate to contact  
Abbie Marwood.

A handwritten signature in black ink, appearing to read 'MG', with a horizontal line extending to the right.

**Mike Gildersleeves**  
**Assistant Director – Planning and Strategic Infrastructure**  
**Boston Borough Council, East Lindsey District Council and South Holland District Council**

Date; 07-Aug-2023

## Notes to Applicant

STATUS	Clarification / Meaning
Refused / Not Agreed	The details provided are not acceptable. Further/revised details are required to be submitted.
Agreed / Acceptable	<p>The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.</p> <p>Unless advised by the wording of the condition, it is not mandatory to make further submissions to or seek further approval the Local Planning Authority.</p>
Discharged	The details provided are acceptable, and all elements of the condition are met.

### Confirmation of Compliance with Conditions:

This decision does not provide confirmation that the condition(s) have been complied with. If you require confirmation that a development has been carried out in accordance with the conditions, you can make a formal application for “Confirmation of Compliance with Conditions” online at [www.planningportal.co.uk](http://www.planningportal.co.uk).

We may have attached other documents to this notice. Where such documents are included they should be used or read in conjunction with it as they may contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

**We can provide this information in other languages and formats for example, in large print, in Braille or on CD. Please phone 01205 314200.**