

# **APPLICATION FOR APPROVAL OF DETAILS** **RESERVED BY CONDITION**

**FULL PLANNING APPLICATION REFERENCE: B/22/0089**

**Project:**

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2NO. NEW DWELLINGS**

**Proposed Site:**

15 Watery Lane,  
Butterwick,  
Boston,  
Lincolnshire  
PE22 0HS

**Applicant:** Mr. L. Johnson C/O LDM Build Ltd.

**Date:** January 2023

Prepared by:

**AF Architecture**

65 Robin Hoods Walk,  
Boston, Lincolnshire PE21 9EX  
Tel: 07985635436 E-mail: [adrian@afarchitecture.co.uk](mailto:adrian@afarchitecture.co.uk)



ARCHITECTURE

## **1.0 INTRODUCTION -**

The proposed development was originally approved on 24.04.15 under application reference B/15/0088. The planning permission was reinstated under a second application **B/22/0089** for the same development on 23.05.22. The Decision Notice and conditions for the permission are listed in Appendix C.

Some of the conditions do not require further information to be provided for approval but will be adhered to. Details relating to **conditions 4, 5 & 7** requiring the submission of further information is provided below and on supplementary documentation referred to within for formal approval by Boston Borough Council.

## **2.0 Full Planning Permission Ref: B/22/0089**

### **2.1 Condition 4)**

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 prior to first occupation of the unit.

2.1.1 The provision of an electric car charging point shall be installed and operational at the front of and closest to the adjacent dedicated parking bays for each proposed new dwelling prior to occupation.

2.1.2 The chosen heating system is currently not confirmed. However, at the very least, the dwellings will be served by a high efficiency boiler and insulated to a high standard to accord with Building Regulations requirements. The planning permission does not specify the requirement for specific renewable energy installations.

### **2.2 Condition 5)**

No above ground construction works shall take place until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme prior to first occupation of the dwellings.

## **Biodiversity Enhancement Measures and Objectives**

– to be read in conjunction with Appendix A

### 2.2.1 Measure and Objective 1: Increase roosting opportunities for bat species.

Bat populations in the UK have experienced declines in recent years, mainly as a result of roost destruction and loss and fragmentation of foraging habitat. Whilst the site is currently undeveloped and predominantly unkept grass it is considered that provision for bats within the fabric of the new dwellings will improve the site for roosting bats.

### 2.2.2 The installation of 2no. bat boxes integrated into the southern gables of the two buildings is proposed This will enhance the site for bats and will satisfy part of Condition 8 of the planning permission notice.

### 2.2.3 Measure and Objective 2: Increase nesting opportunities for common bird species

It is advantageous to site three general-purpose bird nest boxes on the new buildings in order to provide further nesting habitat for common species of bird, many of which are in decline.

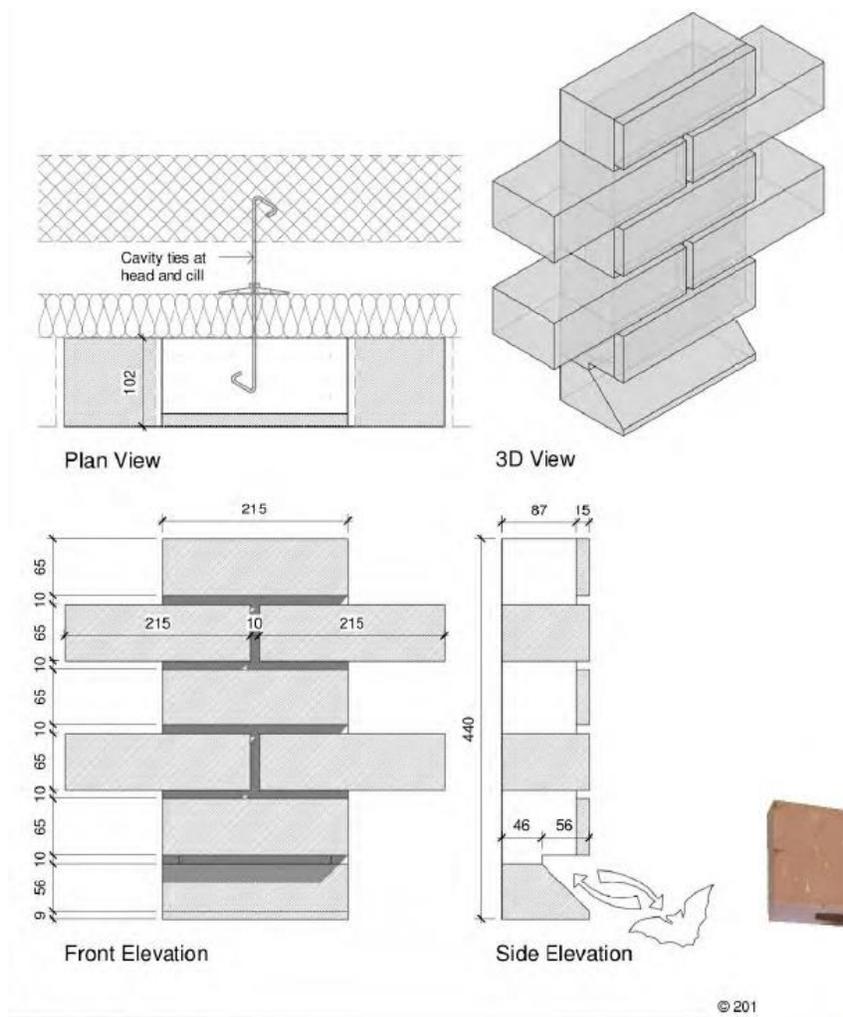
### 2.2.4 The installation of three bird boxes within the development will enhance the site for biodiversity and will satisfy part of Condition 5 of the planning permission notice. Where possible, the boxes should be integrated into the building fabric or sited in such a position to be sheltered away from the prevailing wind, rain and strong sunlight, positioned on the north, east or north-east elevation of the building.

An example of a suitable Habitat nest boxes are shown on the following page.

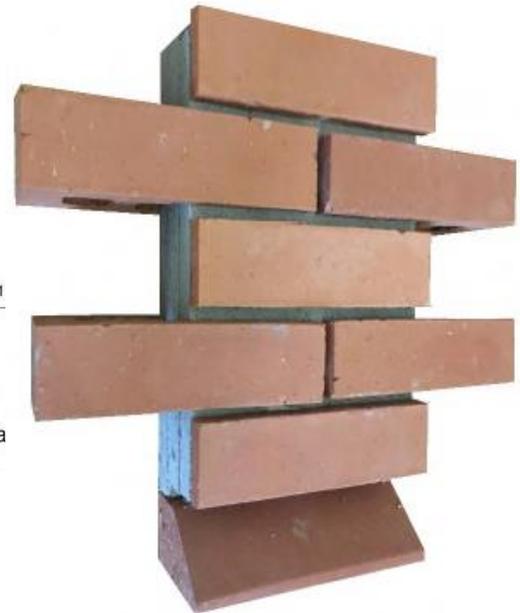
## **2.3 Condition 7)**

No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the scheme shall include:

- i) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);



Habibat Ba



Habibat Bat Box 003

More information available on nest boxes can be found at [www.habibat.co.uk](http://www.habibat.co.uk)

- ii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- iii) details of how the scheme will be maintained and managed after completion

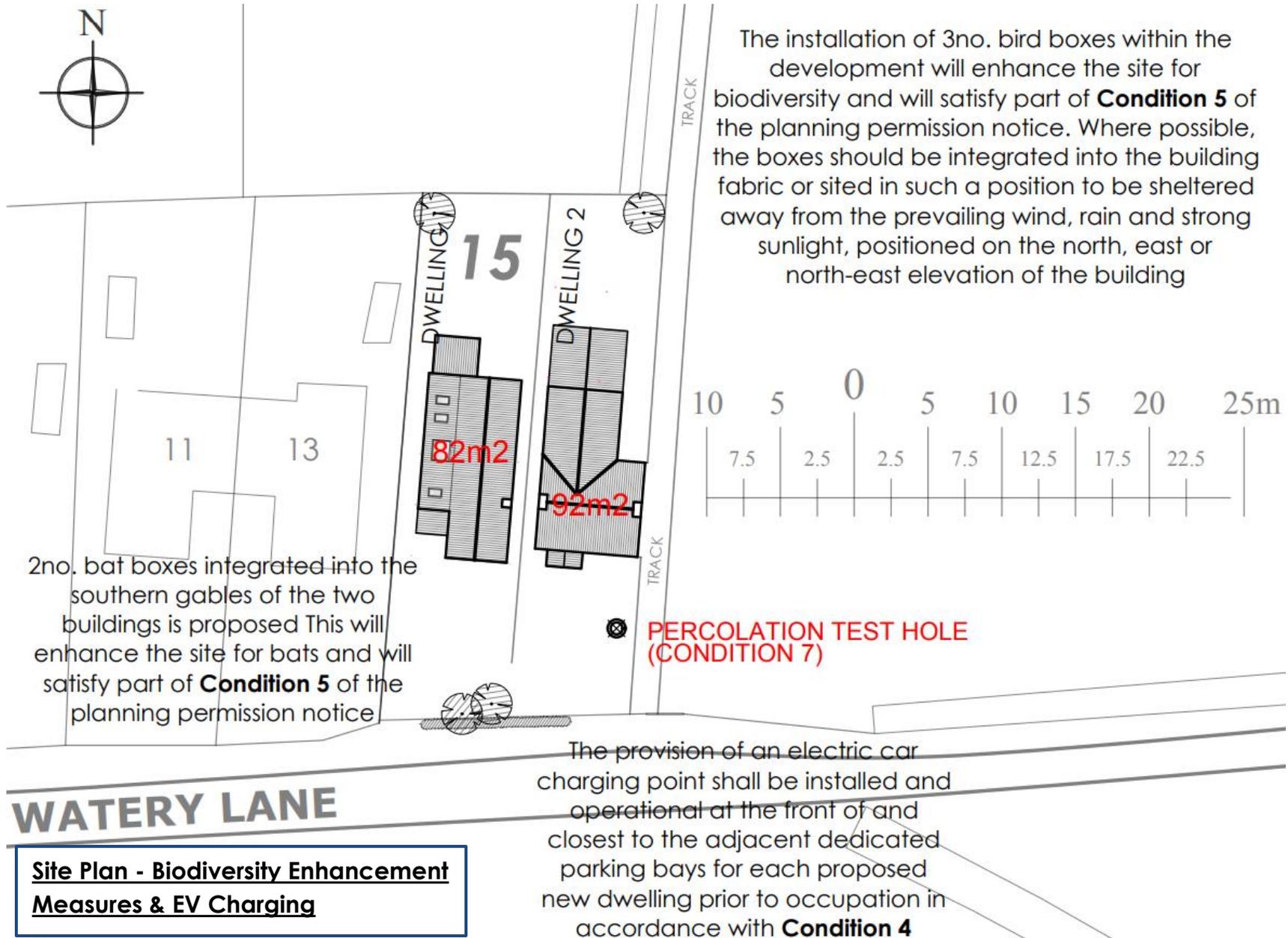
2.3.1 The proposed foul water from the development will be connected into the existing mains foul sewer located in Watery Lane. The existing bungalow is already connected into it, therefore effectively 1 no. new dwelling will discharge into the mains.

2.3.2 Percolation tests have been carried out on the site in accordance with BRE Digest 365. The results of the test have been inputted into calculations to allow the design of suitable soakaways to store immediate storm water run off and allow for the water's efficient infiltration into the ground strata (incorporating an appropriate allowance for climate change).

2.3.3 The test procedure and calculations have been included in Appendix B

2.3.4 The proposed siting and location of the calculated crate system soakaway will be split to the front and rear of the proposed dwellings. Any crate units installed beneath parking areas will be suitable for vehicle loading and installed in accordance with manufacturers' recommendations.

2.3.5 Silt traps will be incorporated into inspection chambers within the runs leading to the proposed soakaways. This will allow the free volume of the crates to be maintained and any blockages to be removed following installation of the system.



**Site Plan - Biodiversity Enhancement Measures & EV Charging**

## **APPENDIX B – Surface Water Soakaway Design**

### **PERCOLATION TEST PROCEDURE**

A percolation test was carried out on 13/01/23 after a few days of intermittent rainfall. The ground was not saturated and the water table was not present at the bottom of the trial hole which was dug as described in the steps below.

1. A hole was dug down to an appropriate invert level taken to be approximately 450mm beneath existing ground level
2. A further sump hole was then dug at 300mm wide by 300mm deep below the proposed invert level.
3. The hole was filled with water to 300mm deep and the time taken for the water to drain away from 3/4 full (225mm) to 1/4 full (75mm) was measured
4. This exercise was repeated this exercise twice more with a total of three times being taken.
5. The average time across each timing period is then divided by 150mm to give the average time in seconds required for the water to drop 1mm. This is called the “VP”
6. The VP has been inputted into the following calculations to determine the required size of soakaway, allowing for climate change



## SOAKAWAY DESIGN CALCULATIONS

### In accordance with BRE Digest 365 - Soakaway design

Teds calculation version 2.0.04

#### Design rainfall intensity

|   |   |
|---|---|
| Location of catchment area;                           | Butterwick, Lincolnshire                      |
| Impermeable area drained to the system;               | A = <b>46.0</b> m <sup>2</sup> (Per Soakaway) |
| Return period;  | Period = <b>100</b> yr                        |
| Ratio 60 min to 2 day rainfall of 5 yr return period; | r = <b>0.400</b>                              |
| 5-year return period rainfall of 60 minutes duration; | M5_60min = <b>19.0</b> mm                     |
| Increase of rainfall intensity due to global warming; | p <sub>climate</sub> = <b>30</b> %            |

#### Soakaway / infiltration trench details

|   |                                 |
|---|---------------------------------|
| Soakaway type;                                | Rectangular                     |
| Minimum depth of pit (below incoming invert); | d = <b>800</b> mm               |
| Width of pit;                                 | w = <b>2000</b> mm              |
| Length of pit;                                | l = <b>2000</b> mm              |
| Percentage free volume;                       | V <sub>free</sub> = <b>95</b> % |

#### Soil infiltration rate (BRE digest 365)

|  |  |
|--|--|
| Length of trial pit;                               | l <sub>trial</sub> = <b>300</b> mm   |
| Width of trial pit;                                | b <sub>trial</sub> = <b>300</b> mm   |
| Depth of trial pit (below invert);                 | d <sub>trial</sub> = <b>300</b> mm   |
| Free volume (if fill used);                        | V <sub>trial</sub> = <b>100</b> %;   |
| 75% depth of pit;                                  | d <sub>75</sub> = (d <sub>trial</sub> × 0.75) = <b>225.00</b> mm   |
| 50% depth of pit;                                  | d <sub>50</sub> = (d <sub>trial</sub> × 0.50) = <b>150.00</b> mm   |
| 25% depth of pit;                                  | d <sub>25</sub> = (d <sub>trial</sub> × 0.25) = <b>75.00</b> mm  |
| Test 1 - time to fall from 75% depth to 25% depth; | T1 = <b>22</b> min   |
| Test 2 - time to fall from 75% depth to 25% depth; | T2 = <b>62</b> min   |
| Test 3 - time to fall from 75% depth to 25% depth; | T3 = <b>80</b> min   |
| Longest time to fall from 75% depth to 25% depth;  | t <sub>lg</sub> = max(T1, T2, T3) = <b>80</b> min  |
| Storage volume from 75% to 25% depth;              | V <sub>p75_25</sub> = (l <sub>trial</sub> × b <sub>trial</sub> × (d <sub>75</sub> - d <sub>25</sub> )) × V <sub>trial</sub> = <b>0.01</b> m <sup>3</sup>         |
| Internal surface area to 50% depth;                | a <sub>p50</sub> = ((l <sub>trial</sub> × b <sub>trial</sub> ) + (l <sub>trial</sub> + b <sub>trial</sub> ) × 2 × d <sub>50</sub> ) = <b>0.27</b> m <sup>2</sup> |
| Surface area of soakaway to 50% storage depth;     | A <sub>s50</sub> = 2 × (l <sub>trial</sub> + b <sub>trial</sub> ) × d <sub>trial</sub> / 2 = <b>0.180</b> m <sup>2</sup>   |
| Soil infiltration rate;                            | f = V <sub>p75_25</sub> / (a <sub>p50</sub> × t <sub>lg</sub> ) = <b>10.4×10<sup>-6</sup></b> m/s  |
| Wetted area of pit 50% full;                       | a <sub>s50</sub> = l × d + w × d =<br><b>3200000</b> mm <sup>2</sup>   |

#### Table equations

|                     |                              |
|---------------------|------------------------------|
| Inflow (cl.3.3.1);  | I = M100 × A                 |
| Outflow (cl.3.3.2); | O = a <sub>s50</sub> × f × D |
| Storage (cl.3.3.3); | S = I - O                    |

| Duration, D (min) | Growth factor Z1 | M5 rainfalls (mm) | Growth factor Z2 | 100 year rainfall, M100 (mm) | Inflow (m <sup>3</sup> ) | Outflow (m <sup>3</sup> ) | Storage required (m <sup>3</sup> ) |
|-------------------|------------------|-------------------|------------------|------------------------------|--------------------------|---------------------------|------------------------------------|
| 5                 | 0.37             | 9.2               | 1.89             | 17.4                         | 0.80                     | 0.01                      | 0.79                               |
| 10                | 0.52             | 12.9              | 1.96             | 25.3                         | 1.16                     | 0.02                      | 1.14                               |
| 15                | 0.63             | 15.6              | 2.00             | 31.2                         | 1.44                     | 0.03                      | 1.41                               |
| 30                | 0.80             | 19.8              | 2.03             | 40.3                         | 1.85                     | 0.06                      | 1.79                               |
| 60                | 1.00             | 24.7              | 2.01             | 49.7                         | 2.29                     | 0.12                      | 2.17                               |
| 120               | 1.21             | 29.8              | 1.97             | 58.8                         | 2.70                     | 0.24                      | 2.46                               |
| 240               | 1.45             | 35.7              | 1.92             | 68.8                         | 3.16                     | 0.48                      | 2.68                               |
| 360               | 1.60             | 39.6              | 1.89             | 75.0                         | 3.45                     | 0.72                      | 2.73                               |
| 600               | 1.79             | 44.3              | 1.86             | 82.2                         | 3.78                     | 1.20                      | 2.58                               |
| 1440              | 2.24             | 55.3              | 1.77             | 98.1                         | 4.51                     | 2.88                      | 1.63                               |

Required storage volume;

$$S_{\text{req}} = 2.73 \text{ m}^3$$

Soakaway storage volume;

$$S_{\text{act}} = l \times d \times w \times V_{\text{free}} = 3.04 \text{ m}^3$$

**PASS - Soakaway storage volume**

Time for emptying soakaway to half volume;

$$t_{s50} = S_{\text{req}} \times 0.5 / (a_{s50} \times f); = 11\text{hr } 22\text{min } 31\text{s}$$

**PASS - Soakaway discharge time less than or equal to 24 hours**

**Therefore, adopt 2No 2.0m x 2.0m x 0.8m deep soakaways per dwelling**

**All soakaways to be filled with Aquacell crates by Wavin or similar**

**Additional Soakaway Notes:**

1) Soakaways to be designed and constructed in accordance with the following documentation;-

|                           |  |
|---------------------------|--|
| <i>BS EN 752 : Part 2</i> | <i>Drain &amp; Sewer Systems outside Buildings</i>     |
| <i>BRE Digest 365</i>     | <i>Soakaway Design</i>                                 |
| <i>CIRIA Report 156</i>   | <i>Infiltration Drainage – Manual of Good Practice</i> |
| <i>Approved Doc H</i>     | <i>Drainage &amp; Waste Disposal.</i>                  |
| <i>Guidance Note 46</i>   | <i>Surface Water Soakaway Design (LBC)</i>             |

2) Soakaways should be located a minimum of 5 Metres from any buildings (including buildings located over the boundary line)

3) Soakaways should not be located within 2.5 Metres of a boundary or in an area of unstable land, in ground where the water table reaches the bottom of the soakaway at any time of the year, near any drainage field, drainage mound or other soak-away so that the overall soakage capacity of the ground is exceeded and the effectiveness of any drainage field impaired.

4) Soakaways have been designed to suit the investigated ground strata. If differing strata is uncovered during the works, the Designer is to be informed in order to provide re-design if required.

5) Any soakaway depth indicated within the design package is measured from the underside of the discharge drain pipe (invert)

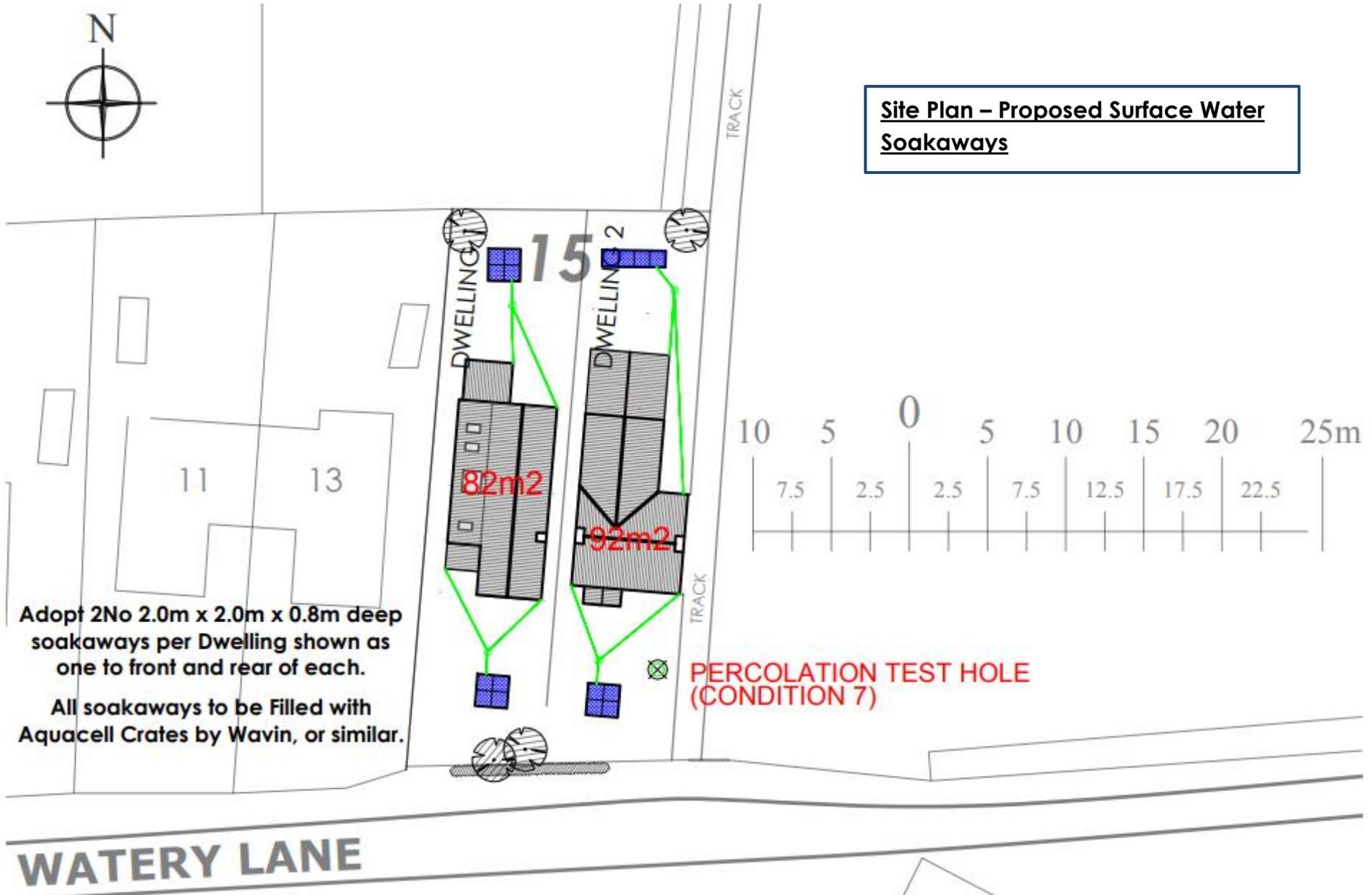
6) If used, granular material and rubble fill must be separated from the surrounding soil by a suitable geotextile to prevent migration of fines into the soakaway. The top surface of granular material and rubble fill should also be covered with geotextile to prevent the ingress of backfill material.

7) Any Aquacell products specified are to be installed in strict accordance with manufacturers requirements

8) To ensure future maintenance and to avoid build up of debris, silt etc and blockages install silt trap within inspection chamber in the run from dwelling to soakaway



**Site Plan – Proposed Surface Water Soakaways**



Adopt 2No 2.0m x 2.0m x 0.8m deep soakaways per Dwelling shown as one to front and rear of each.

All soakaways to be Filled with Aquacell Crates by Wavin, or similar.



# B O S T O N

## BOROUGH COUNCIL

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

### Town and Country Planning Act 1990

#### APPLICATION DECISION NOTICE

#### Application Reference: B/22/0089

**Applicant:** Mr P Fisher  
18 Brand End Road  
Butterwick  
Boston  
PE22 0JB

**Agent:** Mr Adrian Fox  
AF Architecture  
65 Robin Hoods Walk  
Boston  
PE21 9EX

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

**Demolition of existing dwelling and erection of 2no. new dwellings at 15, Watery Lane, Butterwick, Boston, PE22 0HS**

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received on 29/10/2020 and in accordance with the associated plans referenced:

- Air Quality Assessment, Received 02-Mar-2022
- Design and Access Statement, Received 02-Mar-2022
- Proposed Block & Floor Plan, 15/017/Pr-01 Rev A, Received 02-Mar-2022
- Proposed Elevations- DWELLING 1, 15/017/Pr-02 Rev A, Received 02-Mar-2022
- Proposed Floor Plans- DWELLING 2, 15/017/Pr-03 Rev A, Received 02-Mar-2022
- Proposed Elevations- DWELLING 2, 15/017/Pr-04 Rev A, Received 02-Mar-2022
- Proposed Street Scene and Site Sections, 15/017/Pr-05 Rev A, Received 02-Mar-2022

Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036 and with the intentions of the National Planning Policy Framework (2021).



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3. The development shall be carried out in accordance with the submitted flood risk assessment (AF Architecture, February 2015) and the following mitigation measures it details, specifically in sections 4.1.6:

- Finished floor levels shall be set no lower than 1.0 metre above existing ground level.
- Flood resilience and resistance measures shall be incorporated as described.
- Demountable defences to a height of 600mm above floor level shall be fitted on all external ground floor doorways.

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

4. 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 prior to first occupation of the unit.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South East Lincolnshire Local Plan 2011-2036 and to accord with the intentions of the National Planning Policy Framework (2021).

5. No above ground construction works shall take place until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme prior to first occupation of the dwellings.

Reason: In the interest of enhancing the ecology of the area in accordance with Policy 2, 28 and 31 of the South East Lincolnshire Local Plan 2011-2036.

6. The water consumption of the 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 Policy 31 of the South East Lincolnshire Local Plan 2011-2036.

The person carrying out the work must inform the Building Control Body that this duty applies. 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 the dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan 2011-2036.

7. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the scheme shall include:
- i) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);
  - ii) details of any necessary flow attenuation measures, including the use of SUDS where

- iii) appropriate; and  
 details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policies 2 and 4 of the South East Lincolnshire Local Plan 2011-2036.

8. Demolition of the existing dwelling and construction of the development hereby approved as well as deliveries to and from the site must only be carried out between the hours of 08:00 -18:00 Monday to Friday, 08:00 – 13:00 Saturday and must not be carried out at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework (2021).

9. The stairwell window and first floor bathroom window on the eastern elevation of dwelling 2 of the proposed development hereby approved shall be non-opening, obscurely glazed windows, shall be fitted before the dwellings are first occupied and thereafter shall be retained in that form.

Reason: To avoid overlooking of neighbouring property in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**Date: 23-May-2022**



**Mike Gildersleeves**  
**Assistant Director – Planning**  
**Boston Borough Council and East Lindsey District Council**

Informatives

**Witham Fourth IDB**

1. Board's Byelaw consent is required to directly discharge surface water to a watercourse (open or piped). A surface water development contribution (SWDC) will be charged on all rates of discharges. Please refer to the Board's Development & Consent Control Guidance for more information: <https://www.w4idb.co.uk/resources/document-library/consent-forms-and-guidance/>
2. Board's Byelaw consent is required to discharge treated water to a watercourse (open or piped).
3. Board's Section 23 consent is required to culvert, pipe, or bridge any watercourse riparian or Board maintained.
4. If there is any change to the surface water or treated water disposal as stated in the application, please contact the Board to discuss the new arrangements.