

28 July 2021



Planning Department  
Boston Borough Council  
Municipal Buildings  
West Street  
Boston  
Lincolnshire  
PE21 8QR

Dear Sir/Madam

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 9, 10, 11, 12, 14, 19, 21 AND 22  
ATTACHED TO PLANNING PERMISSION REFERENCE B/19/0520 AT BOSTON WEST GOLF  
CENTRE, LANGRICK ROAD, HUBBERTS BRIDGE, BOSTON, LINCOLNSHIRE, PE20 3QX**

I write on behalf of our client, Away Resorts Limited, owner and operator of Boston West Golf Centre. This letter supports an application to discharge conditions 9, 10, 11, 12, 14, 19, 21 and 22 of permission ref: B/19/0520.

This application relates to Phases 3 & 4 of the development granted permission under application B/19/0520 which is for the delivery of up to 99 units under phase 3 and 131 units under phase 4. The details required by condition under the extant permission for Phases 1 and 2 were previously approved under application B/19/0520/CD1 and this application serves to discharge the remaining.

For the avoidance of doubt a number of documents submitted towards B/19/0520/CD1 concerned all phases of development however in view of the Decision Notice stating that discharge was granted only for Phase 2, as such these documents are reproduced again here.

**Condition 9** states:

*Prior to siting of any caravans within any phase, details of the types of unit (including size, design and proposed materials for the caravan units) to be sited within that phase, shall be submitted to and approved in writing by the Local Planning Authority. Only those types of unit approved shall be sited within each phase.*

Please find attached the document titled 'Phase 2 Base Development - Details of the Type of Units to Be Sited' prepared by A&M Architectural Partnership for the discharge of this condition.

**Condition 10** states:

*With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed scheme of landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of both hard and soft landscape works (including new planting) and earthworks. The scheme as approved shall be completed in full not later than the end of the first planting season following the occupation of the final holiday unit in each phase.*

Please find attached drawing no. 21011-LN-1-01-REV-0 (Legend, Notes & Planting Schedules – Phase 3), 21011-DD-LN-2-01-REV-0 (Legend, Notes & Planting Schedules – Phase 4), 21011-LP-1-01-REV-0 (Key Plan- Phase 3), 21011-LP-1-02-REV-0 (Key Plan- Phase 4), 21011-PP-1-01-REV-0 (Planting Plan 1 of 2 – Phase 3), 21011-PP-1-02-REV-0 (Planting Plan 2 of 2 – Phase 3), 21011-DD-PP-2-01-REV-0 (Planting Plan 1 of 4 – Phase 4), 21011-DD-PP-2-02-REV-0 (Planting Plan 2 of 4 – Phase 4), 21011-DD-PP-2-03-REV-0 (Planting Plan 3 of 4 – Phase 4), 21011-DD-PP-2-04-REV-0 (Planting Plan 4 of 4 – Phase 4) and 21011-EBLA-Drawing Register.

**Condition 11** states:

*With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed a landscape management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas and areas of new planting within that phase. Each phase of the site shall thereafter be managed in accordance with the management plan at all times.*

Please find attached Landscape Management Plan (ref. 21011 PHASE 3-4-LMP) dated 1<sup>st</sup> June 2021 prepared by Eamonn Byrne Landscape Architecture for the discharge of this condition.

**Condition 12** states:

*With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase, a detailed schedule of landscape maintenance for that phase shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall cover a period of not less than 5 years from the first occupation of the last unit within each phase or the completion of the landscaping/planting within that phase whichever is the later. Landscape maintenance shall be undertaken in accordance with the agreed schedule for that phase only.*

Please find attached Landscape Management Plan (ref. 21011 PHASE 3-4-LMP) dated 1st June 2021 with the site's landscape maintenance dealt with in Appendix II, prepared by Eamonn Byrne Landscape Architecture for the discharge of this condition.

**Condition 14** states:

*Prior to the installation of any lighting within each phase or within the sales area, details of the location and type of lighting to be installed, along with details of illumination levels, any shielding proposed, and timing of the illumination, shall be submitted to the Local Planning Authority for agreement in writing. Any lighting shall then only be installed in accordance with the agreed details.*

Please find attached the Proposed Lighting Plan & Details Phase 3 & 4 (ref. 4471-213) prepared by A&M Architectural Partnership and a Bollard Specification Sheet by Collingwood Lighting for the discharge of this condition.

**Condition 19** states:

*With the exception of the works to be undertaken within phase 1, no development or works (including ground works and vegetation clearance) shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and been approved by the Local Planning Authority.*

*Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.*

*Suggested topics for inclusion into the CEMP should include but not be limited to:*

- *Scheme description*
- *Identification of areas/species of conservation interest*
- *Risk assessment of potentially damaging activities and identification of biodiversity protection zones/sensitive areas*
- *Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.*
- *Incorporation of SuDS and Green Infrastructure*
- *Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.*
- *The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.*
- *Responsible persons and lines of communication.*
- *Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.*
- *Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5 years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the late*

*The development of the site shall then only proceed in accordance with the agreed Construction Ecological Management Plan (CEMP).*

Please find attached the Construction and Environmental Management Plan (dated July 2021) prepared by Inspired Ecology Limited for the discharge of this condition. As part of the CEMP,

the Sustainable Urban Drainage Systems (SuDS) design detailed in the Drainage Statement prepared by Hall Infrastructure Design Limited (Hall Infrastructure Design Ltd, 2021) was appraised together with the following, relevant drainage plans:

- 201103 rev B requisition schematic
- 201105 rev C layout sheet 2 of 11
- 201107 rev A layout sheet 4 of 11
- 201122 rev A requisition drawing

**Condition 21** states:

*With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of foul water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include connection points, discharge rates, and timetable for the provision of any required foul drainage infrastructure - which may include on and off-site works. All required works relating to that phase, shall then be delivered in accordance with the approved scheme.*

**Condition 22** states:

*With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of surface water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority.*

*These details shall be based upon be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and shall include:*

- *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 hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;*
- *details of connection points, attenuation details and discharge rates (which shall be restricted to greenfield run off rate);*
- *details of the timetable provision of for the surface water drainage scheme; and*
- *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.*

*All required works relating to that phase, shall then be delivered in accordance with the approved scheme.*

To discharge both Conditions 21 and 22, please find attached the following drawings and reports prepared by Hall Infrastructure Design Ltd:

- Proposed AWS Ltd section 30 Sewer Requisition, Proposed AWS Ltd section 104 agreement, Schematic Drawing (ref: 2011/03 rev B)
- Road and Sewer Layout sheet 1 of 11 (ref: 2011/04 rev C)

- Road and Sewer Layout sheet 2 of 11 (ref: 2011/05 rev C)
- Road and Sewer Layout sheet 3 of 11 (ref: 2011/06 rev C)
- Road and Sewer Layout sheet 4 of 11 (ref: 2011/07 rev A)
- Road and Sewer Layout sheet 6 of 11 (ref: 2011/09 rev A)
- Proposed AWS Ltd foul water pumping station, General Arrangement, Section through showing storage arrangement (ref: 2011/15 rev C)
- Road and Sewer Long Sections sheet 1 of 6 (ref: 2011/16 rev C)
- Road and Sewer Long Sections sheet 2 of 6 (ref: 2011/17 rev B)
- Proposed AWS Ltd section 30 Sewer Requisition Drawing (ref: 2011/22 rev A)
- Washout Valve Construction Details 125mm OD HPPE SDR11 Rising Main (ref: 2011/23 rev A)
- Proposed AWS Ltd section 30 Sewer Requisition Manhole Schedule (ref: 2011/24 rev A)
- Foul Storage Calculations (dated 11.03.21)
- Drainage Statement (ver 1 – 21.01.2021) – submitted via email due to file size

I trust that the details provided in this letter, along with the enclosed reports and drawings, are sufficient for the discharge of conditions 9, 10, 11, 12, 14, 19, 21 and 22 of permission ref: B/19/0520, but please do not hesitate to let me know if anything further is required.

Yours sincerely

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**For and on behalf of Avison Young (UK) Limited**