

Development Management Delegated Decision Report

B/19/0514/CD3



SUMMARY OF APPLICATION

Application Reference	B/19/0514/CD3
Application Type	Discharge of Condition
Proposal	Application to have details approved relating to Condition C12 (Surface Water Drainage Assessment) of planning permission B/19/0514 for the construction of 41 affordable dwellings with associated car parking and access, SUDS basin and public open space.
Location	Land off Alcorn Green, Boston, PE21 0NA
Applicant	Mr Chris Watson, Partner Construction Ltd
Agent	Mr Stephen Courcier, Spawforths
Target Decision Date:	
Statutory Expiry Date:	01-Sep-2021
Extension of Time:	---
Recommendation	Details approved
Report by:	Richard Byrne
Date:	1 st October 2021
Officer Appraisal / Comments:	
<p>Originally surface water would have fed into a diverted new piped IDB drain running through the development which then filled a SuDs pond to the south of the site before regulated back into the public system.</p> <p>Following approval of the planning application the applicant now proposes to alter the means of drainage for the site and revert back to using the existing IDB piped drain which runs around the perimeter of the site. The pipe would still feed the SuDs pond to regulate flows and connect into the public system.</p> <p>The planning condition specified the means of drainage which was approved but provided an option for an alternative scheme if details were submitted and subsequently approved. The alternative scheme if approved and ultimately satisfy the planning condition would then form the new drainage system.</p>	
Proposed system	
Shown on Drawing Number 45115/032 Rev E	
Consultation responses	
<u>Highway Authority and LLFA – 9 August 2021</u>	
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the submitted details are	



satisfactory and does not wish to object to this planning application.

Witham Fourth IDB – 30th September 2021

- No further information has been provided regarding the raising of ground levels on this site, therefore we have no comments to make. All matters concerning the Board on this site are being dealt with through a legal agreement.
- SUDS/drainage response sent to LCC.

Appraisal

The applicant proposes surface water runoff would collect in the existing culvert where it would filter into the watercourse to then disperse.

Around the other perimeters the applicant advocates that infiltration would not be very effective and French drains for example were not considered a viable option. It is however proposed that gravel strips be implemented behind the boundary fences/gravel boards to allow water to percolate from the surface and allow it to filter through the ground slowly without causing a problem to surrounding properties.

Taking into account's the applicant's latest submission of information and that the existing piped IDB drain will be utilised it is considered this considered has been satisfied.

Should a problem arise in the future in regard to surface water runoff between the site and neighbouring land the responsibility would be placed on the landowner to resolved through civil proceedings.

Condition number	Condition	Details submitted	Status
C12.	Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in full accordance with the surface water drainage strategy outlined in the Flood Risk Assessment [by RM Associates (document reference version 1) dated October 2019], the drainage statement received 2 March 2020 and Drawing Number: ADC2252/DR/505 Rev P3. The measures shall be implemented before the development is first brought into use and shall be retained as such thereafter.	Drawing Number 45115/032 Rev E Further Clarification of Drainage System – received 9 September 2021	Details approved

NOTES FOR DECISION NOTICE: