



B O S T O N

BOROUGH COUNCIL

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

Mr Paul Harwood
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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/19/0520/CD2

Applicant: Away Resorts Ltd, Boston West Holiday Park Ltd

Proposal: Application for the Approval of Conditions C9 (Types of Units), C10 (Landscaping), C11 (Landscape Management Plan), C12 (Schedule of Landscape Management), C14 (Lighting), C19 (Construction Ecological management Plan), C21 (Foul Water) and C22 (Surface Water) for Phases 3 and 4 of Approval B/19/0520

Location: Boston West, Golf Course, Langrick Road, Hubberts Bridge, Boston, PE20 3SG

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.9 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.	Phase 3 Base Development - Details of the Types of Units to be Sited.	Details acceptable.
C.10 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	LN-1-01 Rev 0 Phase 3 Legend, Notes and Planting Schedules. LN-2-01 Rev 0 Phase 4 Legend, Notes and Planting Schedule.	Details acceptable.

<p>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.</p>	<p>LP-1-01 Rev 0 Phase 3 Key Plan. LP-2-01 Rev 0 Phase 4 Key Plan. PP-1-01 Rev 0 Phase 3 Planting Plan 1 of 2. PP-1-02 Rev 0 Phase 3 Planting Plan 2 of 2. PP-2-01 Rev 0 Phase 4 Planting Plan 1 of 4. PP-2-02 Rev 0 Phase 4 Planting Plan 2 of 4. PP-2-03 Rev 0 Phase 4 Planting Plan 3 of 4. PP-2-04 Rev 0 Phase 4 Planting Plan 4 of 4.</p>	
<p>C.11 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.</p>	<p>Boston West Holiday Lodges: Phase 3 and 4 Landscape management Plan 01 June 2021.</p>	<p>Details acceptable.</p>
<p>C.12 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 5years from the first occupation of the last unit within each phase or the completion of the landscaping/planting within that</p>	<p>Boston West Holiday Lodges: Phase 3 and 4 Landscape management Plan 01 June 2021.</p>	<p>Details acceptable.</p>

<p>phase whichever is the later. Landscape maintenance shall be undertaken in accordance with the agreed schedule for that phase only.</p>		
<p>C.14 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.</p>	<p>4471-213 Proposed Lighting Plan Details Phase 3 and 4.</p>	<p>Details acceptable.</p>
<p>C.19 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.</p> <p>Suggested topics for inclusion into the CEMP should include but not be limited to:</p> <p>Scheme description</p> <p>Identification of areas/species of conservation interest</p> <p>Risk assessment of potentially damaging activities and</p>	<p>Avison Young - Construction and Environmental Management Plan July 2021.</p>	<p>Details acceptable.</p>

<p>identification of biodiversity</p> <p>Protection zones/sensitive areas</p> <p>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.</p> <p>Incorporation of SuDS and Green Infrastructure</p> <p>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.</p> <p>The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.</p> <p>Responsible persons and lines of communication.</p> <p>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.</p> <p>Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.</p> <p>The development of the site shall then only proceed in accordance with the agreed Construction Ecological Management Plan (CEMP).</p>		
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<p>C.21 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.</p>	<p>2011/03-B Proposed AWS Ltd Section 30 Sewer Requisition, Section 104 Agreement, Schematic Drawing. 2011/04-C Road and Sewer Layout Sheet 1 of 11. 2011/05-C Road and Sewer Layout Sheet 2 of 11. 2011/06-C Road and Sewer Layout Sheet 3 of 11. 2011/07-A Road and Sewer Layout Sheet 4 of 11. 2011/09-A Road and Sewer Layout Sheet 6 of 11. 2011/15-C Proposed AWS Ltd Foul Water Pumping Station General Arrangement, Section Through Showing Storage Arrangement. 2011/16-C Road and Sewer Long Sections Sheet 1 of 6. 2011/17-B Road and Sewer Long sections Sheet 2 of 6. 2011/22-A Proposed AWS Ltd Section 30 Sewer Requisition Drawing. 2011/23-A Washout Valve Construction Details 125mm OD HPPE SDR11 Rising Main. 2011/24-A Proposed AWS Ltd Section 30 Sewer Requisition Manhole Schedule.</p>	<p>Details acceptable.</p>
<p>C.22 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.</p> <p>These details shall be based upon be based on sustainable drainage</p>	<p>2011/03-B Proposed AWS Ltd Section 30 Sewer Requisition, Section 104 Agreement, Schematic Drawing. 2011/04-C Road and Sewer Layout Sheet 1 of 11. 2011/05-C Road and Sewer Layout Sheet 2 of 11. 2011/06-C Road and Sewer Layout Sheet 3 of 11. 2011/07-A Road and Sewer Layout Sheet 4 of 11.</p>	<p>Details acceptable.</p>

<p>principles and an assessment of the hydrological and hydrogeological context of the development, and shall include:</p> <p>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;</p> <p>details of connection points, attenuation details and discharge rates (which shall be restricted to greenfield run off rate);</p> <p>details of the timetable provision of for the surface water drainage scheme; and</p> <p>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>All required works relating to that phase, shall then be delivered in accordance with the approved scheme.</p>	<p>2011/09-A Road and Sewer Layout Sheet 6 of 11.</p> <p>2011/15-C Proposed AWS Ltd Foul Water Pumping Station General Arrangement, Section Through Showing Storage Arrangement.</p> <p>2011/16-C Road and Sewer Long Sections Sheet 1 of 6.</p> <p>2011/17-B Road and Sewer Long sections Sheet 2 of 6.</p> <p>2011/22-A Proposed AWS Ltd Section 30 Sewer Requisition Drawing.</p> <p>2011/23-A Washout Valve Construction Details 125mm OD HPPE SDR11 Rising Main.</p> <p>2011/24-A Proposed AWS Ltd Section 30 Sewer Requisition Manhole Schedule.</p>	
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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 Emma Dennis.



Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council
Date; 27-Sep-2021

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.

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.