

BOSTON BOROUGH COUNCIL

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

Mr Steven Ibbotson Cydon Homes Ltd Laceby Business Park Grimsby Road Laceby DN37 7DP Case Officer: Lewis Humphreys Tel: 01205 314305 E-mail: planning@boston.gov.uk

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/CD2

Applicant: Mr Steven Ibbotson, Cydon Homes Ltd
 Proposal: Application to discharge Conditions C7 (Surface Water) and C12 (Supplemental Transport Assessment) following approval B/20/0235 (Outline planning permission for 132 dwellings with all matters reserved (Access, Appearance, Landscaping, Layout and Scale)
 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.7 No development shall take place	Drawings	Agreed
until a surface water drainage scheme	2001/03-F	U
for the site, based on sustainable	2001/04-G	
drainage principles and an assessment	2001/05-G	
of the hydrological and	2001/06-G	
hydrogeological context of the	2001/08-D	
development has been submitted to	2001/09-G	
and approved in writing by the Local	2001/10	
Planning Authority. The scheme shall:	2001/11-C	
	2001/12-A	
a) Provide details of how run-off	2001/13	
will be safely conveyed and	2001/14	
attenuated during storms up to and	2001/15-A	
including the 1 in 100 year critical	2001/16-C	
storm event, with an allowance for	2001/17-C	
climate change, from all surface areas	2001/22-A	

		ī
within the development into the	SD003-Q	
existing local drainage infrastructure	List of Approved Drawings	
and watercourse system without	Phase 1	
exceeding the run-off rate for the	List of Approved Drawings	
undeveloped site;	Phase 2	
b) Provide attenuation details	List of sewers proposed to be	
and discharge rates which shall be	adopted Phase 1	
agreed with the surface water	List of Sewers proposed to be	
receiving body;	adopted Phase 2	
c) Include adequate means to		
ensure that surface water from the		
application site is not cast onto		
neighbouring land and property.		
d) Provide details of the		
timetable for and any phasing of		
implementation for the drainage		
scheme; and		
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.		
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.		
C.12 An application which seeks	Supplementary Transport	Agreed
approval for the reserved matter of	Assessment Final Issue	0
layout pursuant to condition 2 of this	11/11/22	
permission shall include a scheme,		
including a Supplemental Transport		
Assessment, for the provision of all		
forms of access (vehicle, cycle,		
pedestrian) routes through to:		
The adjoining land to the north of the		
site, namely the land (known as land		
off Stephenson Close) granted outline		
an oreprension close/ granted outline	1	

consent under B/17/0515; and,	
The adjoining land to the east of the	
application site, namely Cuckoo Land	
Allotments	
The scheme shall include details of the	
siting, layout, design, construction	
(including surfacing materials) and	
drainage of each route, and a	
timetable for their provision. The	
pedestrian routes shall thereafter be	
constructed and made available for	
use in accordance with the details in	
the duly approved scheme and the	
timetable contained therein.	
timetable contained therein.	

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 Lewis Humphreys.

(AD)

Phil Norman BSc (Hons), MSc, MSc, MRTPI
Assistant Director – Planning and Strategic Infrastructure (Chief Planning Officer)
South & East Lincolnshire Councils Partnership

Date; 16-Apr-2024

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	The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.
	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.

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.