

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION			
<b>Application Reference</b>	B/20/0235/CD2		
<b>Application Type</b>	Discharge of Condition		
<b>Proposal</b>	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)		
<b>Location</b>	Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD		
<b>Applicant</b>	Mr Steven Ibbotson, Cydon Homes Ltd		
<b>Agent</b>			
<b>Statutory Expiry Date:</b>	25-Mar-2024		
<b>Extension of Time:</b>			
<b>Recommendation</b>	Agree details		
<b>Report by:</b>	Lewis Humphreys		
<b>Date:</b>			
<b>Officer Appraisal / Comments:</b>			
<p>Condition 7 – The proposed drainage scheme is the same as that agreed with LCC as Local Lead Flood Authority and Anglian Water, including the elements to be adopted by the respective parties. No additional concerns have been raised and it is considered the scheme should be agreed.</p> <p>Condition 12 – Requires that details be agreed through the reserved matters stage regarding access. The report submitted to support the application was submitted and considered through the reserved matters and there are no details that require agreement through this process for this condition. For clarities sake, and as the details are the same as those approved through the reserved matters it is recommended this be agreed.</p>			
<b>Condition number</b>	<b>Condition</b>	<b>Details submitted</b>	<b>Status</b>
C7	No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in	Drawings 2001/03-F 2001/04-G 2001/05-G 2001/06-G 2001/08-D 2001/09-G 2001/10 2001/11-C	Agreed



<p><b>C12</b></p>	<p>writing by the Local Planning Authority. The scheme shall:</p> <p>a) Provide 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 surface 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>b) Provide attenuation details and discharge rates which shall be agreed with the surface water receiving body;</p> <p>c) Include adequate means to ensure that surface water from the application site is not cast onto neighbouring land and property.</p> <p>d) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>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.</p> <p>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.</p> <p>An application which seeks approval for the reserved matter</p>	<p>2001/12-A 2001/13 2001/14 2001/15-A 2001/16-C 2001/17-C 2001/22-A SD003-Q List of Approved Drawings Phase 1 List of Approved Drawings Phase 2 List of sewers proposed to be adopted Phase 1 List of Sewers proposed to be adopted Phase 2</p>	
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	<p>of layout pursuant to condition 2 of this permission shall include a scheme, including a Supplemental Transport Assessment, for the provision of all forms of access (vehicle, cycle, pedestrian) routes through to:</p> <p>The adjoining land to the north of the site, namely the land (known as land off Stephenson Close) granted outline consent under B/17/0515; and, The adjoining land to the east of the application site, namely Cuckoo Land Allotments</p> <p>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.</p>	<p>Supplementary Transport Assessment Final Issue 11/11/22</p>	<p>Agreed</p>
<p><b>NOTES FOR DECISION NOTICE:</b></p>			