



# B O S T O N

## BOROUGH COUNCIL

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

Charlotte Dew  
Larkfleet Homes  
Larkfleet House  
Falcon Way  
Bourne  
PE10 0FF

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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/16/0380/CD1

**Applicant:** Charlotte Dew, Larkfleet Homes

**Proposal:** Application for approval of conditions 11 (foul water), 12 (surface water), 14 (finished floor level), 16 (acoustic bund details), 17 (construction management plan) and 18 (geographical survey) attached to planning permission B/16/0380 (Outline application for the erection of up to 215 dwellings with all matters (scale, layout, landscaping, appearance) except access reserved with public open space and drainage infrastructure)

**Location:** Land at Middlegate Road, Frampton, Boston, PE20 1BX

#### 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
11. Prior to development commencing a scheme of foul water drainage provision which may include a new direct sewer to Frampton WRC including the timeframe for implementation, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.	MA10953/209-1 Headwall Culvert Details MA10953/200-1 Rev L S104 Drainage Layout Sheet 1 MA10953/200-2 Rev N S104 Drainage Layout Sheet 2 MA10953/200-3 Rev Q S104 Drainage Layout Sheet 3 MA10953/200-4 Rev P S104 Drainage Layout Sheet 4 MA10953/200-5 Rev Q S104 Drainage Layout Sheet 5 MA10953/200-6 Rev Q S104 Drainage Layout Sheet 6 MA10953/204-1 Rev F S104/S38 Longitudinal Sections Sheet 1  MA10953/204-2 Rev F S104/S38 Longitudinal Sections Sheet 2 MA10953/204-3 Rev F S104/S38 Longitudinal Sections Sheet 3 MA10953/204-4 Rev F S104/S38 Longitudinal Sections Sheet 4	Details Acceptable.  The submitted details have been found acceptable.  The developer is reminded of the need to secure all necessary consents from Anglian Water before commencing any drainage works. The Developers attention is drawn to the comments provided by them in respect of this condition discharge.

	MA10953/204-5 Rev F S104/S38 Longitudinal Sections Sheet 5 MA10953/204-6 Rev G S104/S38 Longitudinal Sections Sheet 6 MA10953/205-1 Rev G Surface Water Manhole Schedule Sheet 1 (typo noted on drawing showing Rev F and Rev G – taken plan to be Rev G) MA10953/205-2 Rev G Foul Water Manhole Schedule Sheet 2 MA10953/206 Rev A Drainage Construction Details MA10953/210 Rising Main Longitudinal Section MA10953/605-3 Rev B Flow Control Details Sheet 1 MA10953/605-4 Rev B Flow Control Details Sheet 2	
<p>12. No development shall take place until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall:</p> <p>i) 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 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 and to specifically demonstrate how existing properties will be protected from above ground run-off as a result of raised land levels.</p> <p>ii) provide attenuation details and discharge rates which unless otherwise agreed with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare.</p> <p>iii) provide details of the timetable for and phasing of the implementation of the drainage scheme; and</p> <p>iv) provide details of how the scheme shall be maintained and managed over the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other</p>	MA10953/209-1 Headwall Culvert Details MA10953/200-1 Rev L S104 Drainage Layout Sheet 1 MA10953/200-2 Rev N S104 Drainage Layout Sheet 2 MA10953/200-3 Rev Q S104 Drainage Layout Sheet 3 MA10953/200-4 Rev P S104 Drainage Layout Sheet 4 MA10953/200-5 Rev Q S104 Drainage Layout Sheet 5 MA10953/200-6 Rev Q S104 Drainage Layout Sheet 6 MA10953/204-1 Rev F S104/S38 Longitudinal Sections Sheet 1 MA10953/204-2 Rev F S104/S38 Longitudinal Sections Sheet 2 MA10953/204-3 Rev F S104/S38 Longitudinal Sections Sheet 3 MA10953/204-4 Rev F S104/S38 Longitudinal Sections Sheet 4 MA10953/204-5 Rev F S104/S38 Longitudinal Sections Sheet 5 MA10953/204-6 Rev G S104/S38 Longitudinal Sections Sheet 6 MA10953/205-1 Rev G Surface Water Manhole Schedule Sheet 1 (typo noted on drawing showing Rev F and Rev G – taken plan to be Rev G) MA10953/205-2 Rev G Foul Water Manhole Schedule Sheet 2 MA10953/206 Rev A Drainage Construction Details MA10953/210 Rising Main Longitudinal Section MA10953/605-3 Rev B Flow Control Details	<p>Details are acceptable.</p> <p>The submitted details have been found acceptable subject to the following clarifications and agreements provided by the Developer:</p> <ul style="list-style-type: none"> <li>That the perimeter land drain shown on the submitted drawings adjacent to the rear of existing properties fronting Middlegate Road, is to be installed prior to the raising of levels within this area and prior to the construction of any impermeable areas.</li> <li>That the perimeter land drain referred to above is included within the Management arrangements for all infrastructure and areas which are not to be adopted. This is to ensure that the drain is managed and maintained to enable it to function effectively and ensures that this does not become a private or riparian drain.</li> <li>That the surface water arrangements to construct attenuation ponds, flow controls and headwalls are provided prior to any proposed impermeable areas constructed, ensuring that the control measures for surface water control are in place to safeguard against any unrestricted flows off site.</li> <li>That the Developer ensures that a management company or other such</li> </ul>

<p>arrangements to secure the operation of the scheme throughout its lifetime.</p>	<p>Sheet 1 MA10953/605-4 Rev B Flow Control Details Sheet 2</p>	<p>similar arrangements are put in place to ensure the long-term management and maintenance of all assets which will not be adopted, in accordance with best practice for SUDS including SUDs Manual C753.</p> <p>▪ That the developer secures all necessary consents from the Internal Drainage Board and Lead Local Flood Authority before commencing any drainage works. The Developers attention is drawn to the comments provided by those bodies in respect of this condition discharge.</p>
<p>14. No development shall commence until details of existing and proposed finished floor levels to show ground raising and any level changes, including where levels are graded down to existing boundaries have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p>	<p>MA10953-600-1c External works layout MA10953-600-2c External works layout MA10953-600-3c External works layout MA10953-600-4c External works layout MA10953-600-5c External works layout MA10953-600-6c External works layout</p>	<p>Details Agreed</p>
<p>16. The landscaped / acoustic bund to the eastern boundary with the A16, subject to the detailed design being first submitted to and agreed in writing by the local planning authority, shall be constructed prior to the first occupation of any dwelling east of the Internal Drainage Board maintained drain which runs north to south through site. Completion of the planting of the bund, in accordance with any approved reserved matter, shall take place in accordance with the agreed timescale for the implementation of the approved landscaping.</p>	<p>Drg No. 7343-L-04A Landscape cross sections 1-3 Drg No. 7343-L-103 D</p>	<p>Details Agreed</p>
<p>17. Prior to the commencement of the development hereby permitted, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority.</p>	<p>CMP – Author: Larkfleet Homes – Dated February 2020 L183/CMP/01 Construction Management Plan</p>	<p>Details Agreed</p>

<p>Development shall then be carried out in accordance with the approved CMP. The CMP shall include, though not necessarily be restricted to the following details:</p> <ul style="list-style-type: none"> <li>• a Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns;</li> <li>• measures to minimise and control noise, vibration, dust and fumes, including any piling plan and specifications;</li> <li>• details of the on-site parking facilities of all vehicles of site operatives and visitors;</li> <li>• the unloading and loading arrangements for heavy plant and machinery;</li> <li>• the location, extent and duration of any stockpiling area;</li> <li>• hours of construction activity and compound openings;</li> <li>• a tree protection plan and measures to protect trees identified for retention during the construction which shall be in accordance with BS5837 Trees in Relation to Construction;</li> <li>• measures to prevent mud being deposited on the surrounding highway;</li> <li>• a programme of implementation for all items above.</li> </ul>	<p>L183/HWIM/01 Highway Implementation Works Plan</p>	
<p>18. No development shall take place until a further geophysical survey of those areas of the site not previously surveyed and the resultant programme of archaeological works to include a programme of trial trenching on those areas identified by the geophysical survey has been submitted to and approved in writing by the local planning authority. The programme of works shall include a timescale for the production of any necessary scheme of mitigation arising out of the intrusive survey which shall have been submitted to and approved in writing by the local planning authority before the commencement of development in those areas identified.</p>	<p>Archaeological Evaluation Report - Land off Middlegate, Kirton in Holland PCAS job ref 1818 Author: PCAS Archaeology Ltd.</p>	<p>Details Agreed</p>

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 Richard Byrne.

Decision Date; 24-May-2021



**Mike Gildersleeves**  
**Assistant Director – Planning**  
**Boston Borough Council and East Lindsey District Council**

**Notes to Applicant**

<b>STATUS</b>	<b>Clarification / Meaning</b>
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](http://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.**