



**DISCHARGE OF PLANNING CONDITIONS STATEMENT**

**PLANNING APPLICATION:**

**B/20/0513**



**APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS RELATING TO PLANNING  
PERMISSION FOR RESIDENTIAL DEVELOPMENT AT BAPTIST FARMHOUSE, SLIPPERY GOWT LANE**

**THE FARMSTEAD**

**BY  
CHESTNUT HOMES LIMITED**

**JULY 2021**

Rev A – updated drainage layout added

Condition	Details	Action	Status
1	The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.	•	
2	The development hereby permitted shall only be undertaken in accordance with the following approved plans: BFB/09 Rev B Site Layout Plots 6-11 & 104-109 received by the LPA on 15/04/21 925-V4-01 Plans and Elevations received by the LPA on 29/12/20 113-V1(op) 01 Plans and Elevations received by the LPA on 29/12/20 111-V5(op) 01 Plans and Elevations received by the LPA on 29/12/20 913-V1 (3 Block) 02 Elevations received by the LPA on 29/12/20 925-V4-01 Plans and Elevations received by the LPA on 29/12/20 925-V4-116-V1 01 Rev B Plans and Elevations received by the LPA on 29/12/20 913-V1 (3 Block) 01 Plans received by the LPA on 29/12/20 06 (Detail 6) Rev I Wall and Fencing Details received by the LPA on 29/12/20 16-225-01 Topographical Survey received by the LPA on 29/12/20	•	
3	The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Preliminary Drainage Strategy both received on 29/12/20. The mitigation measures shall be fully implemented prior to occupation and shall thereafter be so maintained.	•	
4	Before any works above the damp proof course a schedule of external materials, including examples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.	<ul style="list-style-type: none"> <li>• BFB Planning Brick Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021</li> <li>• BFB Planning Materials Schedule - Plots 6-11 and 104-109 - Issue 2 - 01.04.2021</li> <li>• BFB Planning Tile Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021</li> </ul>	SUBMITTED
5	Prior to any works other than site clearance a method statement for the demolition and/reconstruction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. The statement shall provide for:	<p>Construction Method Statement dated June 2021</p> <p>BFB 16 - Construction Management Plan Submitted</p> <p>MS PRI-000-176 Baptist Farm Slippery Gowt Lane Wyberton Boston PE21 7SQ</p>	Submitted

	<ul style="list-style-type: none"> <li>☐the routeing and management of construction traffic</li> <li>☐the parking of vehicles of site operatives and visitors.</li> <li>☐loading and unloading of plant and materials.</li> <li>☐storage of plant and materials used in constructing the development.</li> <li>☐the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.</li> <li>☐wheel cleaning facilities.</li> <li>☐measures to control the emission of dust and dirt during construction.</li> <li>☐protection of Public Rights of Way</li> <li>☐details of noise reduction measures</li> <li>☐a scheme for recycling/disposing of waste resulting from demolition and construction works.</li> <li>☐the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site</li> </ul> <p>Works shall then only be undertaken in accordance with the agreed details.</p>		
6	<p>Before any works above the damp proof course a foul water strategy including details of the connection point to the main sewer shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.</p>	MA11392-201 rev A Drainage Layout Submitted	Submitted
7	<p>Prior to each dwelling being occupied the road and/or footway serving that dwelling shall be completed in accordance with the approved plans.</p>		
8	<p>Notwithstanding the details shown on the approved plans, no dwelling hereby permitted shall be occupied until an affordable housing scheme to secure the provision of affordable housing on the site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing scheme shall include details of:</p> <ul style="list-style-type: none"> <li>(i)the numbers, type, tenure, and location of the affordable housing provision to be made.</li> <li>(ii)the timing of the construction of the affordable housing and its phasing.</li> <li>(iii)the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable</li> </ul>		

<p>housing (if no Registered Provider is involved)</p> <p>;(iv) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and</p> <p>(v)the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and how such occupancy shall be enforced.</p> <p>The affordable housing shall meet the definition of affordable housing in the NPPF (or any future guidance that replaces it) and shall be provided in full accordance with the details and timetable contained within the duly approved scheme and shall be retained as such thereafter.</p>		
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	Drawing Reference/ Date	Electronically Submitted Drawings, Plans and Documents.	Drawings, Plans and Documents to follow by Mail or email.
<b>4. External Materials</b>	BFB Planning Brick Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021	✓	
	BFB Planning Materials Schedule - Plots 6-11 and 104-109 - Issue 2 - 01.04.2021	✓	
	BFB Planning Tile Colours - Plots 6-11 and 104-109 - Issue 1 - 12.01.2021	✓	
<b>5. Construction/Demolition Method Statement</b>	Construction Method Statement dated June 2021	✓	

	BFB 16 -Construction Management Plan Submitted	✓	
	Demolition Method Statement dated July 2021	✓	
6. Foul Water Strategy	MA11392-201 rev A Drainage Layout Submitted	✓	