

Our Ref: LDC3109
Your Ref: B/21/0349

10th February 2023

Planning Department
Boston Borough Council
Municipal Buildings
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Boston
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Dear Sir / Madam,

PROPOSAL: Development of up to 135 dwellings of affordable housing; with associated access; parking; open space; landscaping and associated infrastructure

LOCATION: Land at Toot Lane, Boston

In accordance with the above planning approval, the following details and enclosures are in relation to the conditions stated on the decision notice which require an application to formally discharge:

CONDITION 4 – Boundary Treatments

Please find attached drawing LDC3109-BR-101_C showing the proposed boundary treatments including fences and hedges.

CONDITION 8 & 9 – Roads, Streets, Drainage etc.

S.38 & S.104 applications are currently in progress, and we await approval of these details. Once these details have been approved by LCC, these will also be provided to BBC for discharge of the planning conditions.

CONDITION 15 – Landscaping and Biodiversity Plan

Please find attached drawing LDC3109-BR-101_C detailing proposed landscaping and biodiversity enhancements including locations of bird boxes and bat bricks.

CONDITION 17 – EV car charging

Each property is to be provided with an external grade socket immediately adjacent to that dwellings driveway or allocated parking area. The socket will be controlled by an internal isolator switch to prevent unauthorised use.

CONDITION 18 – Public Open Space (POS)

After consultation with the Registered Housing Provider (Longhurst Group) it has been decided that the POS will be landscaped with rough grassland for general amenity use. This is shown on attached drawing LDC3109-BR-101_C.

The applicant is reminded that the remaining conditions, where relevant, are to be observed during the course of the works, or relate to matters which are to be observed following completion of the development.

I trust the above is satisfactory but if you have any queries or require anything further, please do not hesitate to contact me. The application fee of £116.00, will be paid directly to you, by the applicant.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Sharp', with a large, sweeping flourish extending from the end of the signature.

Daniel Sharp
Director