



B O S T O N

BOROUGH COUNCIL

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

Application Reference: B/16/0380/NMA2

Tel: 01205 314305

Case Officer: Richard Byrne

E-mail: planning@boston.gov.uk

14-Sep-2021

Mrs H Guy
Larkfleet Homes
Falcon Way
Bourne
PE10 0OF

Dear Mrs Guy,

Application for a non material amendment to planning application B/16/0380 to allow for a material commencement on site (solely for the works to the access point at Middlegate Road West show on plan ref: L183/HWIM/01) without prior approval for planning Conditions 11 (Foul Water) and C12 (Surface Water) in respect of the timing of the conditions, to allow the partial construction of the access road prior to the submission of further details as required at Land at Middlegate Road West, Frampton, Boston

I write to confirm that the proposed non-material amendments submitted on your application dated 12-Apr-2021 are acceptable and the application file has been endorsed accordingly.

Condition 11 and 12 on the existing approval (ref B/16/0380) has now been amended as follows:

11. No development beyond the works shown on Drawing Number L183/HWIM/01 shall take place unless and until 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.
12. No development beyond the works shown on Drawing Number L183/HWIM/01 shall take place unless and 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:
 - 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.
 - 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.

- iii. Provide details of the timetable for and phasing of the implementation of the drainage scheme; and
- 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 arrangements to secure the operation of the scheme throughout its lifetime.

If you wish to discuss the outcome of this application further please do not hesitate to contact Richard Byrne.

Yours sincerely



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

The information contained within this letter should be read in conjunction with the original decision notice for the approved scheme.

