

## **R M ASSOCIATES**

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20th February 2020

Your ref B/19/0520

Mike Gildersleeves  
Boston Borough Council  
Development Control  
Municipal Buildings  
West Street  
Boston  
PE21 8QR

Dear Mike

**BOSTON WEST GOLF CENTRE, LANGRICK ROAD, HUBBERTS BRIDGE, BOSTON, LINCOLNSHIRE, PE20 3SG**

**HYBRID PLANNING APPLICATION SEEKING FULL PLANNING PERMISSION FOR THE PART CHANGE OF USE OF THE GOLF COURSE FOR THE SITING OF CARAVANS AND OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF A "HUB" BUILDING CONTAINING AN ANCILLARY RECEPTION/ ACTIVITY CENTRE/ SPA (USE CLASS D2)/ RETAIL UNIT (UP TO 100SQM)/ FOOD AND BEVERAGE (USE CLASSES A1, A4 AND A5) AND FACILITIES MANAGEMENT AND ANCILLARY WORKS.**

I refer to the Environment Agency letter dated 3 February 2020 with regard to their objection to the proposed method of foul water disposal and respond as follows.

I attach a completed copy of their Foul Drainage Assessment Form and confirm the following;

### **Feasibility of mains foul sewer connection**

Following the receipt of the objection letter we submitted a pre planning report for foul drainage to Anglian Water for the proposed development and a copy of their report ref PPE-0077561 is attached. This concludes that Anglian Water do not have facilities close by, that the development could connect into. The option being of an on-site package treatment works as a viable solution to accommodate your development due to capacity restraints in the local network.

### **Existing System**

Both the existing Golf Clubhouse and the Hotel have separate package treatment facilities to treat the foul flows from each facility. It is proposed that the existing package treatment plant serving the Golf Clubhouse will at the detailed design stage be assessed for available capacity and this to be either refurbished, or replaced, as

required, to take the increased flow from the proposed Hub Centre. The discharge point will remain the same as the existing which is believed to be into the existing dyke at the corner of the crossroads. This dyke, which flows northwards, will be cleaned out, up to and including the culvert, crossing Langrick Road and thereafter maintained on a regular basis.

### **Expected Flows**

As this application is in outline form, the expected flows will be fully assessed at the detail design stage for each phase and the necessary permit applications made.

### **Surface Water Disposal**

For clarity, the surface water from the Hub unit and associated hardstandings will be attenuated close to the facility and an attenuated flow to greenfield rates will discharge into the dyke alongside Langrick Road or outfall into the proposed attenuation pond serving the caravans

The surface water from the holiday caravans will discharge as detailed in the FRA.

I trust the above information is sufficient for you to determine the application favourably. You are invited to engage with Pegasus Group to agree conditions which may be imposed on any planning permission granted

Yours sincerely

*Ray Morgan*

R. F. Morgan

I Eng. MICE CWEM MCIWEM