Reference No: B/18/0429
Expiry Date: 22-Jan-2019
Application Type: Approval of Reserved Matters
Proposal: Application for approval of reserved matters (access, appearance, layout, landscaping and scale) for Phase 4 of residential development comprising of 26 no. dwellings approved under Outline Application B/13/0037
Site: Land at Broadfield Lane/Grayling Way, Boston, PE21 8BQ
Applicant: Griffin Portfolios Ltd
Agent: Mr Alan Finch, Moulton Land and Planning Ltd
Ward: Staniland
Parish: Boston Town Area Committee
Case Officer: Trevor Thompson
Third Party Reps: One

Recommendation: GRANT APPROVAL OF RESERVED MATTERS

Link to application: B/18/02429
1.0 **Reason for Report**

1.1 This application has been presented to the Planning Committee given the extensive planning history relating to this development.

2.0 **Application Site and Proposal**

2.1 The application site is located within the built up area of the town and consists of former allotment gardens. The site occupies about 0.72 hectares and is located to the east of Mathew Flinders Way and north of the railway line. The site abuts the proposed allotment gardens which are required to accord with a section 106 agreement (see below).

2.2 In 2013, outline planning permission was granted for up to 200 dwellings on 12.6 acres of land consisting of four phases. The first two phases have been approved and built. Phase 1 consisted of 48 dwellings and phase 2 consisted of 75 dwellings. Phase 3 consisted of 33 dwellings and the approval of reserved matters for this phase was approved by Committee in June of this year. This phase has not yet commenced. This current application forms the final phase of this overall scheme and lies adjacent to the southern boundary of phase 3.

2.3 This application seeks the approval of reserved matters for the construction of 26 dwellings with access, layout, appearance, layout and scale forming part of this application. The proposed development will provide a mix of housing consisting of semi detached and terraced housing and includes an estate road that will connect to the new estate road that will serve phase 3. It is not intended to construct any new vehicular or pedestrian access from the site onto Mathew Flinders Way. The designs of the proposed dwellings are similar to the earlier phases. Given flood risk constraints, it is intended to raise floor levels 1m above existing ground levels.

3.0 **Relevant History**

3.1 In 2013, outline planning permission was granted for up to 200 dwellings at land off Broadfield Lane, Boston subject to 29 conditions plus a section 106 agreement. The application was a hybrid since it also included all reserved matters relating to the construction of 48 affordable dwellings and formed phase 1 of this development. This first phase was effectively a full application within the outline application. (Ref B/13/0037).

3.2 The section 106 agreement related to the following:

- Provision of 0.6 hectares of allotment land within the site
- Provision of play equipment on the adjacent play area off Broadfield Lane (which is owned by the Council)
- Provision of a contribution to the Council towards the maintenance of the play equipment and community facilities on the public open space
- Provision of CCTV equipment on the public open space

3.3 In addition, condition 6 attached to this outline permission required the submission of reports at reserved matters stage relating to each phase with regard to the supply and demand of allotment gardens in the Borough given that the site at one time was allotment gardens and is still allocated in the Local Plan as ‘Allotment’. The loss and delivery of allotment gardens as a result of this development is a matter which is discussed below.
3.4 A further Reserved Matters application for phase 1 (48 affordable dwellings) which related to a different design and layout to the original approved scheme was granted in December 2014. (Ref B/14/0317).

3.5 In September 2015, Approval of Reserved Matters was granted for the construction of 75 affordable dwellings (i.e. phase 2, ref B/15/0213). Both phase 1 and phase 2 have been built. In June of this year, an application for phase 3 consisting of 33 dwellings was approved, subject to a deed of variation relating to the section 106.

3.6 This deed of variation made changes to the triggers for the delivery of the allotment gardens and the provision of the play equipment. It also made changes the layout of the play equipment scheme and the amount of the one-off maintenance payment which is to be made to this Council. The deed of variation made no change to the delivery of the CCTV system.

3.7 This current application makes no changes to the deed of variation.

4.0 Relevant Policy

Boston Borough Adopted Local Plan

4.1 The development plan consists of the saved policies of the Boston Borough Local Plan (adopted 1999). Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 The application site is allocated as ‘Allotment’ in the Local Plan where saved Policy R10 applies.

4.3 The saved Local Plan Policies of relevance to this application are as follows:

- Policy G1 – Amenity
- Policy G2 – Wildlife and Landscape Resources
- Policy G3 – Surface Water Disposal
- Policy G4 – Safeguarding the Water Environment
- Policy G6 – Vehicular and Pedestrian Access
- Policy H2 – Windfall housing sites within settlements
- Policy H3 – Quality of Housing Development
- Policy H4 – Open Space in Housing Estates
- Policy T2 – Roads and Footpaths in New Developments
- Policy R10 - Allotments

South East Lincolnshire Local Plan (2011- 2036) SELLP

4.4 It is anticipated that the South East Lincolnshire Local Plan will likely be adopted at the beginning of next year. Therefore the policies contained within this document are attracting increasing weight. The Policies within the draft South East Lincolnshire Local Plan of relevance to this application are as follows:
Policy 2 - Development management

This policy indicates that planning permission will be granted for proposals provided that sustainable development considerations are met in relation to, amongst other things, size, scale, layout, density, design, access and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.

Policy 36: Vehicle and Cycle Parking

This policy sets out minimum vehicle and parking spaces for certain types of development unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out in the policy


4.5 This application is for the approval of reserved matters and therefore the principle of residential development on this site has already been established by the extant permission.

4.6 Section 11 of the NPPF, paragraph 117 indicates that decisions should promote an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.7 Paragraph 122, under the heading ‘achieving appropriate densities, it adds.’ Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.’ It also says in para 123 (c) that

‘local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)’.

4.8 Section 12: Achieving well designed places, paragraph 124 indicates that:

‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’
4.9 In addition, paragraph 127 indicates that:

‘Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

4.10 Furthermore, Paragraph 130 advises that ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents’

5.0 **Representations**

5.1 As a result of publicity one letter of representation has been received from the occupier of the following property:

- 67 Mathew Flinders Way, Boston

5.2 The objections and comments can be summarised as follows:

- Impact on privacy especially given raised levels to accommodate flood risk
- Impact on security
- Noise disturbance given the proposed location of a car park near to the neighbouring property
- Visual impact of the proposed row of terraced properties given all properties along Mathew Flinders Way are detached
- Concerns over the accuracy of the plans in relation to site boundaries

6.0 **Consultations**

6.1 County Highway Authority has not yet commented.

6.2 Environment Agency has no objections subject to one condition.

6.3 Environmental Health Manager has no objections but recommends that the applicant submits the required contaminated land assessment as part of this application (rather than being required as part of a planning condition) to prevent any further delays in this project.

6.4 Local Housing Authority say that this development has already delivered a considerable number of affordable homes and therefore are not seeking an affordable housing contribution on this final phase.

6.5 Network Rail has no objections in principle.

6.6 Lincolnshire Police has no objections but has made comment with regard to crime prevention.

6.7 Anglian Water Services say that foul drainage from the development is in the catchment of Boston Water Recycling Centre that will have available capacity for these flows.

6.8 Black Sluice Internal Drainage Board has not yet commented.

6.9 Boston Borough Council- Head of Place and Space has not yet commented.

7.0 **Planning Issues and Discussions**

7.1 The principle of housing development on this site has already been established given this application is for the approval of reserved matters. The key planning issues in the determination of this application are:

- Design, density and layout
- Drainage and flood risk
- Impact on highway safety
- Impact on residential amenity
- Allotments
- Affordable housing
**Design, density and layout**

7.2 This proposal is for the erection of 26 dwellings which will provide three bedroomed accommodation. The proposed dwellings consist of both semi-detached and terraced properties consisting of three and four dwellings. It is proposed to provide an estate road which will form an extension to the proposed estate road forming part of the phase 3 development. The proposed density will be about 36 dwellings per hectare. In comparison the density of phase 3 is around 35 dwellings per hectare which is a little lower than earlier phases. The design and layout of the proposed scheme is formal and rigid which is similar in nature to the previous phases.

7.3 The overall design and layout of the scheme, including density, separation distances, building designs and dwelling types are all acceptable. The scheme does not provide any functional areas of public open space given the site is next to a recreation open space which is to be enhanced through a section 106 agreement as indicated above.

**Drainage and flood risk**

7.4 The application site is located within a flood risk area and the application is accompanied by an updated updated Flood Risk Assessment. This report recommends that slab levels are to be raised 1m above existing ground levels which is the same as phase 3. The Environment Agency has no objections subject to one condition. In order to help address the concerns expressed by the neighbour about third party flooding, it is recommended that a condition is imposed that requires the submission of the proposed mitigation measures to avoid the potential for such flooding given raised land levels (i.e. condition 15 below).

7.5 The previous application for the phase 3 development included a surface water attenuation pond which is to be positioned to the west and north of the current site boundary and next to the recreation area. Surface water from phase 4 will discharge into this attenuation basin and then into the AW system via an existing inspection chamber located in Mathew Flinders Way. This discharge will be subject to a controlled discharge rate. Foul water is to be discharged into the Anglian Water system via the inspection chamber in Mathew Flinders Way as directed by Anglian Water.

**Impact on highway safety**

7.6 It is proposed to extend the approved estate road that forms part of phase 3 into the application site with turning heads to Lincolnshire County Council (LCC) specification. It is not intended to create a vehicular or pedestrian link to Mathew Flinders Way which is a cul-de-sac adjacent to the site’s western boundary. Each dwelling will have two car spaces which will either be located within the curtilage of a dwellings or will form part of an external courtyard arrangement. The County Highway Authority has not yet commented on this application.
Impact on residential amenity

7.7 There are residential properties within close proximity to the site along Mathew Flinders Way to the west and also to the north forming part of phases 1 and 2 of this development at Grayling Way and Kingfisher Drive. In addition, there will also be future occupiers of the dwellings that form phase 3 adjacent to the site that may be affected by this development.

7.8 Concerns have been expressed by the occupier of 67 Mathew Flinders Way which is located immediately adjacent to the site to the west. The neighbour has raised concerns regarding loss of security and privacy especially given raised levels and noise disturbance.

7.9 It is intended to erect a terraced block of four, two storey dwellings on plots 23-26 that will be located adjacent to the site’s western boundary and next to 67 Mathew Flinders Way. The gable end of the proposed terraced block facing the neighbour includes a first floor bathroom window that will be fitted with obscured glazing. The terraced block will be about 4m from the shared boundary with no. 67 Mathew Flinders Way.

7.10 It is intended to raise slab levels 1m above existing ground levels and this may result in the neighbour at 67 Mathew Flinders Way experiencing some overlooking and loss of privacy. The concerns expressed by the neighbour are understandable given, according to the neighbours, that their dwelling sits ‘1 foot’ lower than their garden. Therefore, the existing 1.8m fence along the shared boundary may be ineffective and may allow some overlooking given raised floor levels. The submitted landscape plan indicates that ‘subject to agreement with neighbouring property the boundary fence is to be upgraded to ensure suitable height for privacy between properties’.

A suitable condition may therefore be imposed which requires the erection of a higher fence along this boundary would help to address the neighbours’ concerns regarding overlooking (i.e. condition 14 below).

7.11 The proposed external car parking area that will serve plots 23-26 will be located in front of these four dwellings and will be about 5m from the site’s western boundary, next to the turning head that serves this estate road and adjacent to 67 Mathew Flinders Way. The occupiers of this property are concerned about noise disturbance generated by the use of this car park which may be more pronounced given the neighbours property lies at the end of a quiet, cul-de-sac. Whilst the neighbours may experience some additional noise disturbance that may be generated by vehicles entering and leave the car park, this form of external parking is not unusual for this type of housing estate layout. It is not considered that residential amenity of the neighbouring occupiers will be substantially harmed by such traffic noise. However, a condition may be imposed which requires the erection of acoustic fencing around part of the external car park in order to reduce noise impact should Members consider this to be a necessary requirement.
7.12 The occupiers of 67 Mathew Flinders Way have also expressed concerns about the visual appearance of the proposed terraced block on plots 23-26 that will be seen when travelling along Mathew Flinders Way towards the application site, given that the properties along this existing estate road are all detached properties. The proposed terraced block will face in a northerly direction towards the new estate road. This means that the western gable end and part of the front elevation of this block will be visible when travelling along the Mathew Flinders Way towards the site. The existing 1.8m or so high fence that currently separates Mathew Flinders Way from the site is to remain in place. The proposed terraced block will be about 2 metres in front of the ‘building lines’ of 65 and 67 Mathew Flinders Way so any impact on the visual appearance of the area would be negligible.

7.13 It is not considered that the introduction of terraced form of accommodation in this area will substantially harm the character of the overall area, especially since this scheme for the final phase of this four phase scheme which has similar designed properties. Furthermore, it is not considered that the proposed terraced block on plots 23-26 will undermine the visual amenity of neighbouring residents sufficient to warrant refusal of this application.

7.14 Members may recall that at the time the application for phase 3 was determined, it was agreed by this Committee that the area to be used as allotments could be used, in the short term, as a haul road and construction compound to serve both phase 3 and 4 of this housing development. This was considered necessary to reduce the impact on the amenity of the existing residents forming part of phases 1 and 2 and the residents of Mathew Flinders Way during the construction period. This would ensure that construction traffic used the industrial estate road rather than the residential road network to serve both developments. This application makes no changes to this arrangement. A condition was imposed on the approval for phase 3 which required the development to accord with the submitted construction management plan and it is recommended that the same type of condition is imposed on any approval granted for this scheme. (i.e. condition 5)

7.15 Given that the site lies close to railway land and industrial uses, it is intended to erect an acoustic fence along the southern and eastern boundaries of the scheme to the same specifications as that on phases 2 and 3, i.e. at 2.2m high. It is also intended to install sealed double glazed units to all openings that will provide satisfactory levels of noise reduction particularly given the separation distances from potential noise sources and the position and orientation of the dwellings relative to those sources. The Environmental Health Manager has no objections subject to conditions.

Allotments

7.16 The s106 attached to the hybrid outline permission required the provision of 20 plots to be used as allotments covering 0.6 ha in accordance with a plan formed part of the agreement. It was proposed that the allotments would be located along the eastern and south-eastern boundaries of the site, partly next to the railway line and industrial land. It was considered that the provision of 20 plots would meet the demand for allotment gardens at that time but, given demand may change annually
and seasonally in the future, a condition was imposed on the outline approval which required the reserved matters for each phase to include a re-assessment of the demand and supply of allotments to ascertain whether any further allotments were needed. The current application includes an Allotment Provision report.

7.17 The trigger for the provision of the allotment garden and the temporary use of the allotment land as a construction compound formed part of the application for phase 3 of the development as detailed above. The agreed deed of variation now requires the delivery of the allotment gardens to be provided within 3 years from the date of the approval of the phase 3 development that was granted on the 20th June 2018.

7.18 This application for phase 4 of the development does not adversely impact on the allotment land and does not include any measures to increase the area allocated as allotment gardens. This Council’s Head of Place and Space has not yet commented.

Affordable housing

7.19 Conditions 16 and 17 attached to the outline permission related to the provision of affordable housing. Condition 16 related to the delivery of affordable housing as part of phase 1 and condition 17 relates to the provision of affordable housing relating to phases 2, 3 and 4.

7.20 Phases 1 was for the erection of 48 affordable homes and phase 2 was for the erection of 75 affordable homes. The application for phase 3 (i.e. 33 dwellings) did not include the provision of any affordable homes and neither does this current application. Although the outline permission was for up to 200 homes, the collective amount of dwellings for the four phases is 182 dwellings. The affordable housing requirement for this overall scheme has already been met.

7.21 The Local Housing Authority has made the following comments:

‘This application is for the last phase of planning application B/13/0037 which has delivered a considerable number of affordable homes in the previous phases far exceeding the affordable housing contribution requirements with the input of a mix of Registered Provid, Homes England, Greater Lincolnshire Local Enterprise Partnership and Council Funding. Indeed all the previously developed homes have been delivered as affordable rented or shared ownership. We are therefore not seeking an affordable housing planning contribution on this final phase’.

8.0 Summary and Conclusion

8.1 This application is for the approval of reserved matters for the construction of 26 dwellings that forms the fourth and final phase of this development. The design and layout of the proposed development are acceptable and the proposed development will not adversely harm residential amenity or highway safety, subject to conditions as set out below. As indicated above this application does not include any proposal
to provide a through road linking the site to Mathew Flinders Way which was a major concern expressed by neighbours at the time the outline application was submitted. A condition is recommended that prevents any future pedestrian or vehicular access linking the site to Mathew Flinders Way.

9.0 Recommendation: GRANT APPROVAL OF RESERVED MATTERS

9.1 It is recommended that Committee approve this application subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

   Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

   ▪ Location plan ref GRI/plph4/002
   ▪ Site layout ref GRI/plph4/001
   ▪ Floor layouts (terraced 3 units) ref GRI/plph4/terr 3fp
   ▪ Elevations (terraced 3 units) ref GRI/plph4/terr 3 elev
   ▪ Floor layout (terraced 4 units) ref GRI/plph4/terr 4 fp
   ▪ Elevations (terraced 4 units) ref GRI/plph4/terr 4 elev
   ▪ Floor layouts and elevations (semi detached) ref GRI/plph4/semi
   ▪ Landscaping and fencing ref GRI/plph4/LFP

   Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999 Policy G1.

3 Notwithstanding the requirements of condition 23 attached to the outline permission ref B/13/0037, a 2.2m high acoustic boarded fence shall be erected along the site’s boundaries as shown on site layout plan GRI/plph4/002 before any dwelling is first occupied and shall be retained thereafter.

   Reason: In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

4 There shall be no vehicular or pedestrian footpath between the application site and Mathew Flinders Way and the existing fence which separates the two sites shall be retained in that form thereafter.

   Reason: In the interests of the amenity of existing residents and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

5 The development shall be carried out in accordance with the approved construction management plan as identified on plan ref BR0/17/CPP/01.
**Reason:** In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

The development of phase 4 shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2018 Version 1, by RM Associates, including the following mitigation measures detailed within the FRA:

- Finished floor levels set no lower than 3.9m above Ordnance Datum, 1.0m above existing ground level
- Flood resistance and resilience measures incorporated as described

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of Local Plan policy G3 and the National Planning Policy Framework (2018)

The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a ‘conceptual model’ of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA.

A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

**Reason:** To ensure potential risks arising from previous site uses have been fully assessed and to accord with Boston Borough Local Plan 1999 Policy G1.

Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA. No works, other than investigative works, shall be carried
out on the site prior to receipt of written approval of the remediation strategy by
the LPA.

**Reason:** To ensure the proposed remediation plan is appropriate and to accord
with Boston Borough Local Plan 1999 Policy G1.

9 Remediation of the site shall be carried out in accordance with the approved
remediation strategy (see preceding condition). No deviation shall be made from
this scheme without the express written agreement of the LPA.

**Reason:** To ensure site remediation is carried out to the agreed protocol and to
accord with Boston Borough Local Plan 1999 Policy G1.

10 On completion of remediation, two copies of a closure report shall be submitted to
the LPA. The report shall provide validation and certification that the required
works regarding contamination have been carried out in accordance with the
approved Method Statement(s). Post remediation sampling and monitoring results
shall be included in the closure report.

**Reason:** To provide verification that the required remediation has been carried out
to the required standards and to accord with Boston Borough Local Plan 1999
Policy G1

11 If, during development, contamination not previously considered is identified, then
the LPA shall be notified immediately and no further work shall be carried out until
a method statement detailing a scheme for dealing with the suspect contamination
has been submitted to and agreed in writing with the LPA.

**Reason:** To ensure all contamination within the site is dealt with and to accord
with Boston Borough Local Plan 1999 Policy G1.

12 No development shall take place above ground level until details of the materials
proposed to be used in the construction of the external surfaces 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.

**Reason:** To ensure that the new buildings are in keeping with the character of the
area and to accord with Boston Borough Local Plan 1999 Policies G1 and H3

13 All landscape works shall be carried out in accordance with the approved details
within 6 months of the date of the first occupation of any building or completion of
development whichever is the sooner. Any trees, plants, grassed areas which within a
period of 5 years from the date of planting die, are removed or become seriously
damaged or diseased shall be replaced in the first available planting season with
others of similar size species or quality.

**Reason:** In the interests of visual amenity and in accordance with Section 197 of
the 1990 Act which requires Local Planning Authorities to ensure, where
appropriate, adequate provision is made for the preservation or planting of trees,
and to ensure that the approved scheme is implemented satisfactorily. The
condition accords with Boston Borough Local Plan 1999 Policy G1

14 Notwithstanding the requirements of condition 2 above and the fencing details
shown on plan ref GRI/plph4/LFP before any development takes above ground
level, a fencing scheme along the boundary between application site and the 67 Mathew Flinders Way shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved before occupation of any dwelling on this site.

**Reason:** In the interests of residential amenity and to accord with the objectives of Boston Borough Local Plan 1999 Policy G1.

15 Prior to the commencement of the development above slab level, details relating to the treatment of the transitional area between the proposed raised land levels along the western boundary of the site and existing ground levels of the neighbouring land, including site sections shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved scheme before the dwellings on plots 23-26 are first occupied. The details shall also include the means to ensure that surface water from this raised land does not cause flooding onto neighbouring land.

**Reason:** In the interests of residential amenity and to avoid third party flooding. This condition accords with the objectives of Boston Borough Local Plan 1999 Policy G3.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**Lisa Hughes**
**Growth Manager**