South Holland Drainage Board

Pierpoint House
28 Horsley's Fields
KING'S LYNN
Norfolk PE30 5DD

01553 819600
planning@wlma.org.uk

Mr Jethro Rawling
East Anglian Civils Holdings Limited
12 Enterprise Way
Pinchbeck
Spalding
Lincolnshire
PE11 3YR

Our Ref: 25_33150_C

03 June 2026

Dear Mr Rawling,

RE: Consent to discharge surface water run-off into a riparian watercourse at 66 Barrier Bank, Cowbit, Lincolnshire, PE12 6AQ

Further to your application for the above, I am pleased to be able to grant consent on behalf of the Board. Consent is granted subject to compliance with the specifications and conditions listed below that you acknowledged and accepted in the Notice of Intention to Grant Consent letter you signed and returned to us on 29/05/2026. An invoice for the payment of the Surface Water Development Contribution of £18,694.80 (no VAT) as per condition C4, will follow by email.

South Holland Internal Drainage Board ("the Board"), in exercise of its powers under Byelaw 3 of the Byelaws, and subject to the conditions and the specifications attached, hereby grants consent to the works or operations described in the Consent.

Consent reference:	25_33150_C
Date consent shall come into effect:	03/06/2026
Grantee:	Mr Jethro Rawling East Anglian Civils Holdings Limited 12 Enterprise Way Pinchbeck Spalding Lincolnshire PE11 3YR
Watercourse:	Privately maintained riparian watercourse

Duncan Worth (Chairman) Simon Bartlett (Vice-Chairman) Marcus Coleman (Chief Executive)
Constituted by The Anglian Water Authority (South Holland Internal Drainage District) Order 1974, Statutory Instrument 1974 No.1209. Reconstituted in 1993. Statutory Instrument 1993 No.453.
www.wlma.org.uk
Citation ISO Certification Quality management ISO 9001: 2015 REGISTERED Certificate No:106902021
Constructionline Gold Member
Citation ISO Certification Environmental management ISO 14001: 2015 REGISTERED Certificate No:106912021

Location: 66 Barrier Bank, Cowbit, Lincolnshire, PE12 6AQ

Map Grid Reference: 525586, 318191

Description of works: Discharge of Surface Water at 4 l/s from 0.577 Ha to a riparian watercourse.

Conditions:

C1 Officers must be allowed to inspect the works if they request to do so. The Grantee must complete the Notice to Commence Works form included with the consent and return (via email or post) to the Board or alternatively call this office to notify the Board of when works are due to commence.

C2 Consent is granted subject to the conditions (including specifications) within this document. A breach of the conditions shall invalidate the consent and shall be deemed equivalent to undertaking works without prior written consent. This consent cannot be sold, inherited or otherwise passed on without prior written agreement being obtained from the Board, unless the works have previously been completed in accordance with the specifications contained herein, and all conditions have been complied with.

C3 Consent is granted subject to the proposed works being completed within 3 years of the date this consent comes into effect.

C4 A one-off Surface Water Development Contribution is due to the Board to cover the increased flow and volume in its maintained drainage network. Payment is due once consent is granted. The Surface Water Development Contribution for this consent is £18,694.80, representing 5770 m² of additional impermeable surface. This is charged at £3.24 per m^2 within a pumped catchment as per the Board's Development Control Charges and Fees document. This reflects the rate and volume of discharge proposed as part of this application.

C5 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 5770m² (0.5570 hectares) representing the six residential dwellings, two industrial units, one office building, parking areas and roadway only and approved as part of your current application, shown in drawing SW21-216-125, Rev A (Shields Wilson, 24/02/2026) and Figure 2 below, are to be constructed on site unless prior written consent is obtained from the Board.

C6 Board Officers must be informed if any override/bypass feature is activated on the flow control device limiting discharge to the hereby consented rate, as per S2 below.

C7 All on site surface water drainage is to be maintained by the Grantee as landowner of the development site.

C8 The Grantee must ensure that the receiving riparian maintained watercourse downstream of the proposed outfall to the Board arterial watercourse known as B28 Parsons Dyke (DRN193P2802) be regularly maintained to enable conveyance of flows from the outfall and to enable future maintenance to be effected by riparian owners.

C9 It is the Grantee's responsibility to ensure no loss of protected species or habitat as a result of the consented works. If protected species are found on site, then the Grantee is responsible for carrying out the hereby consented works in compliance with Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under an appropriate licence from Natural England (where necessary). Where mitigation works

are identified as being required to mitigate against impacts to a protected site or species these must be undertaken in full. Failure to do so will render the consent null and void.

C10 It is the Grantee's responsibility to ensure that they have landowner agreement/consent before proceeding with any consented works on third party land.

C11 The Grantee must ensure that the risk of flooding within or outside the site during the construction phase is adequately assessed and managed, particularly during periods of prolonged wet weather. The Board recommends that a construction water management plan is produced prior to commencement on site. Any temporary removal of surplus surface water from the site by pumping must have the Board's prior written consent.

Recommendations:

R1 While not a condition of consent, the Board highly recommends that adequate space (5m) be left empty and flat adjacent to all privately maintained watercourses to facilitate future riparian maintenance.

R2 While not a condition of consent, the Board strongly recommends that:
(a) Any future buyers of each plot is provided with a copy of the Grant of Consent
(b) Each Transfer of any riparian plot or land within the existing Land Registry Title LL185604 contains wording informing future purchasers of the plots or land of their duty to maintain the drain to ensure that proper flow of water is not impeded.*

**It is the Board's preference that the proposed residential plots extend to the watercourse where possible, even where a management company is due to operate.*

Specifications:

S1 The Grantee is responsible for ensuring that the surface drainage system is designed so that (unless an area is designated to hold and/or convey water) no flooding occurs on any part of the site in a 1 in 30 year rainfall event (plus climate change), and that flooding does not occur in any part of a building or offsite during a 1 in 100 year (plus climate change) rainfall event.

We anticipate that attenuation on site shall be provided through the construction of an attenuation basin and infiltration through the use of permeable paving and permeable hardstanding areas, as shown in drawing numbers SW21-216-121, Rev D (Shields Wilson, 24/02/2026) and SW21-216-122, Rev D (Shields Wilson, 24/02/2026), and figures 3 and 4 below, and associated calculations.

S2 Discharge rate: The discharge of surface water run-off from this site is to be limited to a maximum rate of 4 litres per second under all circumstances through the use of a 94mm diameter flow control orifice located in chamber SW04-FCC, at the approximate location 525655, 318106, in accordance with SW21-216-121, Rev D (Shields Wilson, 24/02/2026) and SW21-216-122, Rev D (Shields Wilson, 24/02/2026), and figures 3 and 4 below. Any exceedance of the afore-mentioned maximum discharge rate may lead to further action being taken by the Board.

S3 Outfall details: Consent is for the installation of a 150 mm diameter outfall pipe at invert level 1.770m ODN with associated headwall to be constructed in the riparian

watercourse, at the approximate location 525658, 318105 as shown in drawings SW21-216-121, Rev D (Shields Wilson, 24/02/2026) and SW21-216-124, Rev A (Shields Wilson, 24/02/2026), and figures 3 and 5 below.

S4 Headwall: Where constructing a new outfall this should enter the watercourse through a suitably-sized pre-cast concrete recessed headwall unit (as shown in figures 3 and 5). The headwall and pipe should be installed so that it is flush with the batter of the watercourse with no part protruding beyond the existing bank profile at any point. Alternatively, a bespoke headwall design may be approved in writing by the Board.

S5 Revetment: The Grantee should ensure that the outfall from this drainage system has suitable erosion protection (stone revetment) below the discharge pipe. All erosion protection must be dug into the bank so that no item protrudes beyond the existing batter profile at any point. All material which is excavated as part of the headwall installation is to be removed from the watercourse, with the area around the new headwall and erosion protection restored to its previous condition as soon as possible.

In addition to the above, please be aware of the following informative conditions.

I1 All references in this letter to the Board are to be construed as including successor organisations to the current Board.

I2 No part of this consent shall adversely affect the Board's rights or responsibilities as defined in the Land Drainage Act 1991 or in its Byelaws, unless those rights or responsibilities are expressly varied herein.

I3 Other than the works consented in this letter, the Grantee must not make alterations to any watercourse, or otherwise infringe the Board's Byelaws or the current or any future Land Drainage Act, unless prior written consent is obtained from the Board.

I4 This consent cannot be taken to mean that the proposed works will comply with the requirements of any other interested parties, including the Local Planning Authority, Water Company, land owners or occupiers, and it's the Grantee's responsibility to ensure that they do. The Board cannot be held liable if the works outlined in this letter are carried out and are not acceptable to any other interested party, or for any possible implications arising from this.

I5 The Board cannot be held liable for damage to any services crossing, or adjacent to, the areas of land where the works will be undertaken, howsoever caused. It is therefore entirely the Grantee's responsibility to locate and avoid any such services.

I7.2 The discharge is to consist solely of surface water run-off and must not include any treated foul water (unless otherwise consented separately). All surface water discharged to the watercourse must be free from contamination.

I8.1 The Grantee is responsible and liable for the design and installation of the proposed works. Where there are any problems caused to others due to these planned or associated works, then the Grantee will be held liable and be responsible to ensure that these are rectified.

I9 It's possible that the outfall from this drainage system may be submerged during times of high rainfall and flows. The Board cannot be held liable should this cause any problems in the drainage systems. The effect of a submerged outfall may be to restrict the rate of discharge from the system. This constraint may require additional storage

capacity to be provided in the system. It may also be advisable to install a non-return valve or flap on the end of the discharge pipe or outfall structure to limit the impact of high water levels in the receiving watercourse on the system.

I10.1 The Board is not responsible for the operation and ongoing maintenance (including repair) of the outfall or any elements of the drainage system served by the outfall. The Grantee must ensure that responsibility for ownership, maintenance and operation of each and every element of the drainage system that is part of the proposed works and that is served by the outfall is clearly-defined and transferred to the relevant Risk Management Authority, Management Company or individual property owners as appropriate. For the purposes of clarity, where the land or property owner is also the riparian owner, they are responsible for the maintenance of their sections of the watercourse.

I12 The works are all to be undertaken entirely at the Grantee's expense.

I13 If a third party contractor is appointed to undertake these works, they must be provided with a copy of this consent prior to commencing work on site.

Map and Site Plans

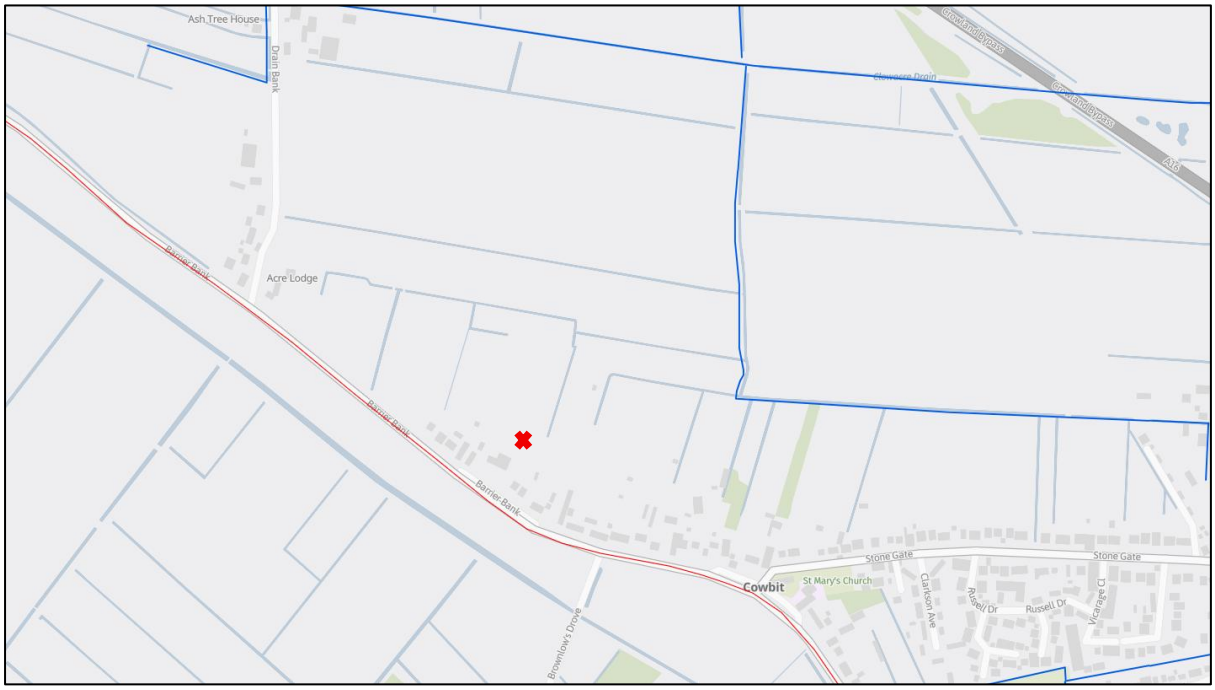


Figure 1: *Board arterial watercourses in dark blue, riparian watercourses in light blue and site location showed by red cross (Ordnance Survey Licence Number AC0000808046, Crown Copyright 2025, all rights reserved).*



Figure 2: *Impermeable Area and Flow Exceedance Route Plan. Extract of plan submitted by Grantee: 'Proposed Whole Site Surface Water Impermeable Catchment & Flood Routing Arrangement' (SW21-216-125 Rev A, Shields Wilson, 24/02/2026)*



Figure 3: *Site Drainage (northern section of site). Extract of plan submitted by Grantee: 'Proposed Site & Drainage Arrangement Sheet 1 of 2 – Industrial Units' (SW21-216-121 Rev D, Shields Wilson, 24/02/2026)*



Figure 4: *Site Drainage (southern section of site). Extract of plan submitted by Grantee: 'Proposed Site & Drainage Arrangement Sheet 2 of 2 – Dwellings & Office' (SW21-216-122 Rev D, Shields Wilson, 24/02/2026)*

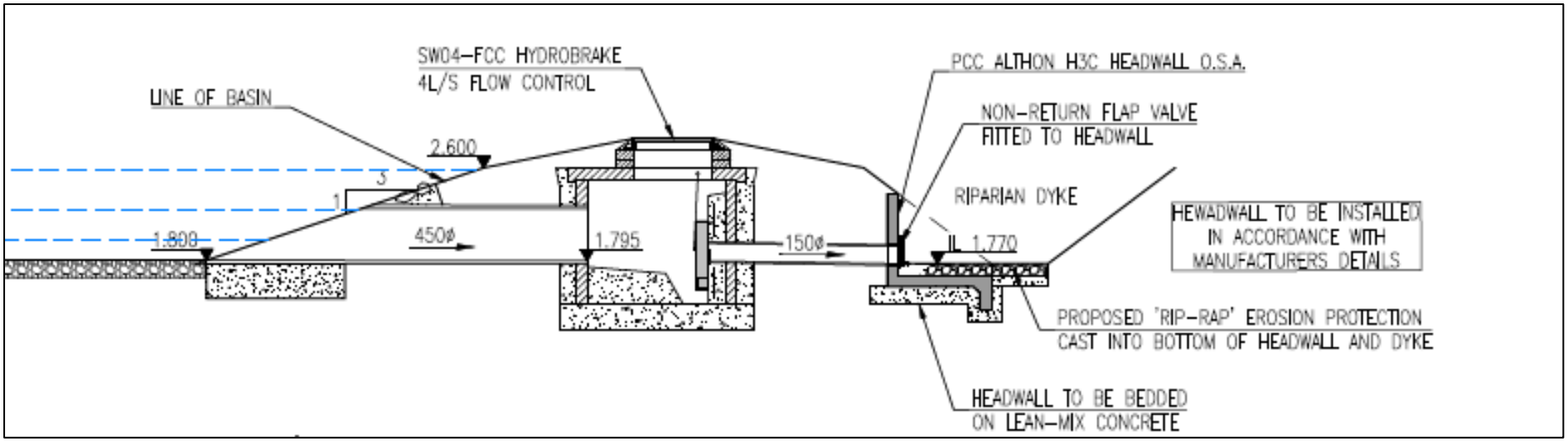


Figure 5: *Outfall details. Extract of plan submitted by Grantee 'Proposed Attenuation Basin Sections & Details '(SW21-216-124, Rev A, Shields Wilson, 24/02/2026)*

Authorisation

Signed on behalf of South Holland Internal Drainage Board



Marcus Coleman, Chief Executive, Water Management Alliance

If you require any further information, please do not hesitate to contact me.

Kind Regards,

Lily

Lily Brough-Steele
Assistant Sustainable Development Officer
Water Management Alliance

NOTICE TO COMMENCE WORKS

To:

SOUTH HOLLAND INTERNAL DRAINAGE BOARD
PIERPOINT HOUSE
HORSLEY'S FIELDS
KING'S LYNN
NORFOLK
PE30 5DD

RE: Consent to discharge surface water run-off into a riparian watercourse at 66 Barrier Bank, Cowbit, Lincolnshire, PE12 6AQ

Consent Reference: 25_33510_C

I hereby give notice that I intend to start on _____ in accordance with the above consent.

Signed: _____

Print: _____

Date: _____