From: Sharon Smith <ss@northlevelidb.org>
Sent: 01 September 2026 13:06
To: _planningadvice
Subject: H02-0794-26 - Land at Low Road, Crowland
Attachments: Letter to SHDC - H02-0794-26 Land at Low Road Crowland.pdf; Development Levies financial year 2026 2027.pdf; Consent to Discharge Surface water v4.pdf

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For the attention of Catherine Sutton

PLANNING REFERENCE: H02-0794-26
ERECTION OF 8 AFFORDABLE DWELLINGS, INCLUDING LANDSCAPING AND ASSOCIATED EXTERNAL WORKS
LAND AT LOW ROAD, CROWLAND

Please find attached letter of response from North Level District Internal Drainage Board regarding the above planning application.

Yours sincerely
Sent on behalf of H Sharman, Technical Engineer

North Level District Internal Drainage Board
Drainage Office, Station Road, Thorney, Peterborough, PE6 0QE
Tel 01733 270333
website | twitter | email

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NORTH LEVEL DISTRICT INTERNAL DRAINAGE BOARD

Drainage Office, Station Road, Thorney, Peterborough, PE6 0QE.
Telephone: 01733 270333 Email: enquiries@northlevelidb.org Web: northlevelidb.org @northlevelidb.org

Paul Sharman
Chief Executive

When calling or telephoning on this matter please ask for;

Our ref:
Your ref: HS/SS/H02-0794-26

H Sharman
hs@northlevelidb.org

1 September 2026

For the attention of Catherine Sutton
Planning Services
South Holland District Council
Council Offices, Priory Road
Spalding, Lincolnshire
PE11 2XE

Dear Ms Sutton

Planning Reference: H02-0794-26
Erection of 8 Affordable Dwellings, including landscaping and associated external works
Land at Low Road, Crowland

The Board has no objections in principle to the above planning application.

Consent to discharge surface water to the existing watercourse will be required and will be subject to a development levy in accordance with the enclosed documents.

Yours sincerely

S. Smith

pp Huw Sharman
Technical Engineer

Cc: Mr J Bass, Cross Keys Homes, Shrewsbury Avenue, Peterborough, PE2 7BZ
Mr J Garner, JG-A, 22 The Point, Market Harborough, LE16 7QU

Enc: Consent to Discharge Surface Water application form
Development Levy information

NORTH LEVEL DISTRICT INTERNAL DRAINAGE BOARD
Drainage Office, Station Road, Thorney, Peterborough, PE6 0QE

P D Sharman – Chief Executive

Telephone: 01733 270333

Email: enquiries@northlevelidb.org
Web: northlevelidb.org

Application Ref:……(For official use only)

Land Drainage Act 1991

Application For Consent to Discharge Surface Water Byelaw No. 3

1. **Name, Address & Contact Number of applicant:**

2. **Name, Address & Contact Number of agent:** *(if applicable)*

3. **Full postal address of the application site:** *to include Field O.S No, Watercourse name or what3words/// (if applicable)*

Grid Ref: X (Easting) *Y (Northing)*

4. **Details of proposed development (please continue on a separate sheet if necessary):**

5. **Information Required:**

Total number of properties *(Small scale development only)*

Total area of development in hectares

Impervious area draining to the surface water system in hectares

Quantity of water being discharged in litres per second *(if known)*

Are soakaways to be used for any surface water run-off, if so please give details (please continue on a separate sheet if necessary):

Please be aware of additional Land Drainage Consents and Byelaw relaxations that could be required in relation to your development.

6. Please complete:

I apply for Land Drainage Consent to:

☐ Discharge additional surface water

☐ Discharge water from sewage treatment plant

I enclose one copy of the plans showing the extent of the development, the impervious area and the location of the outfalls.

I also understand there could be a charge for any drainage works required downstream to accommodate the additional flows.

Signed by:…… Date:……

For Official Use Only

7. Fees:

Application Ref:…… Date Received:……

Contribution charge demand for surface water run off: £……

Application fee due: £50.00

Total Fees: £……..

Issue date of charge demand: Date:……..

N.B. Consent is not valid unless fees are paid in full

8. Decision:

Land Drainage Consent is Granted/Refused subject to the following terms and conditions/reasons:

Signed by:…… Date:……

Position:……

N.B. Works consented by this application must be commenced within 6 months of the date of the approval

9. Inspection:

This consent is not valid unless the works are inspected and approved by the Board's Engineering staff. At least 3 working days notice must be given prior to the connection being made to the drainage network.

Date of inspection:…… Applicable drawing number:……...

Inspected by:……. Signature:……...

10. North Level District IDB Land Drainage Byelaws;

NORTH LEVEL INTERNAL DISTRICT INTERNAL DRAINAGE BOARD BYELAW NO. 3

Control of Introduction of Water and Increase in Flow or Volume of Water

"No person shall, without previous consent of the Board, for any purpose, by means of any channel, siphon, pipline or sluice or by any other means whatsoever, introduce any water into the District or, whether directly or indirectly, increase the flow or volume of water in any watercourse in the district."

PENALTIES: (LAND DRAINAGE ACT 1991)

By Section 24(3) of the Act any person who acts in contravention of, or fails to comply with, any of the foregoing Byelaws is liable on summary conviction in respect of each offence to a fine not exceeding the amount prescribed from time to time for level 5 on the standard scale referred to in Section 122 of the Sentencing Act 2020 (between £1000 and £5000) and a further fine not exceeding forty pounds for every day in which the contravention or failure is continued after conviction. By Section 24(4) of the Act if any person acts in contravention of, or fails to comply with, any of these Byelaws the Board may without prejudice to any proceeding under Section 24(3) of the Act take such action as may be necessary to remedy the effect of the contravention or failure and may recover the expenses reasonably incurred by them in doing so from the person in default.

A copy of the full Byelaws is available on request.

N.B. Application fee must be paid prior to the consent application being processed. If payment is not received within 1 month of submission, consent will automatically be refused.

DEVELOPMENT LEVIES
1st April 2026 to 31st March 2027

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into any watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require a development levy from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, levies will be required in accordance with the following:

Impermeable area bands

Band	Additional impermeable area discharging to a watercourse (ha)		Contribution Rate (£/ha)
	is greater than (>)	And less than or equal to (≤)	
A1	0	5	168,731
A2	5	10	140,983
A3	10	15	121,180
A4	15	20	101,379
A5	20	25	81,578
A6	25	N/A	53,829

Surface Water Development Contribution (SWDC) Rates

Prior written consent is required from the Board where a development will result in an increase in the rate or volume of flows in any watercourse, and one of the conditions imposed as part of any such approval is the payment of a development contribution to the Board. Where the discharge rate is unrestricted, the contribution is calculated by multiplying the increase in the site's impermeable area by the Board's standard charging rate per impermeable hectare.

Where there is an attenuated discharge from a site to a watercourse, a development contribution will still be due to the Board, but in these circumstances, the contribution due will be calculated based on one of the bands in the table below:

Band	Equivalent run-off rate (litres/second/hectare):		SWDC rate (as % of full contribution rate):
	is greater than (>)	And less than (>)	
D1	0	or equal (≤) to 1.4	3%
D2	1.4	5	10%
D3	or equal (≤) 5	10	15%
D4	10	15	20%
D5	15	20	25%
D6	20	25	30%
D7	25	30	35%
D8	30	35	40%
D9	35	40	45%
D10	40	45	50%
D11	45	50	55%
D12	50	55	59%
D13	55	60	63%
D14	60	65	67%
D15	65	70	71%
D16	70	75	75%
D17	75	80	79%
D18	80	85	83%
D19	85	90	87%
D20	90	95	91%
D21	95	100	95%
D22	100	N/A	100%