Online Comment

Application	H04-0035-22
Location	18 High Street Donington Spalding PE11 4TA
Proposal	Erection of 9 dwellings comprising 5 detached dwellings and 4 town houses

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Name	Black Sluice Internal Drainage Board
Address	Station Road Swineshead Boston PE20 3PW

Date Submitted	10-02-22
For/Against	Comments

Black Sluice IDB District.

As the site is currently entirely impermeable, the proposed development will be an improvement due to the reduction in the area of hardstanding, which is welcomed by the Board. The Board is aware of an existing historical surface water pipe under the site which runs from west to east, but the condition of this is unknown.

The Board notes that the applicant has declared that SuDs will be used without actually describing what form this will take. If soakaways are to the used, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for approval.

If soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Consideration must be given to the route of flow downstream of the site from the discharge point to an appropriately maintained watercourse. Any off site works required to safeguard the site discharge for the life of the development will be the applicant's responsibility. Discharge to any watercourse, whether open or piped, will require prior written consent from the Board.

The existing ground level of the site must not be raised above the level of any surrounding land unless measures are taken, to the satisfaction of the local planning authority, to prevent possible flooding or waterlogging of any neighbouring land or property.