



South Holland Drainage Board

Kettlewell House
Austin Fields Industrial Estate
KING'S LYNN
Norfolk
PE30 1PH

t: +44(0)1553 819600
f: +44(0)1553 819639
e: info@wlma.org.uk
w: www.wlma.org.uk

Our Ref: 20_02429_C

13 January 2022

Dear Sir / Madam,

RE: Consent to discharge surface water run-off to a watercourse

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 11 January 2022. An invoice for the payment of the Surface Water Development Contribution of £8,520.56 (no VAT) as per condition C3, 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 number: 20_02429_C

**Date consent shall
come into effect:** 13/01/2022

Grantee: Belmont Contractors
14-19 Spitfire Park
Northfield Road
Market Deeping
PE6 8GY

Watercourse: Privately maintained riparian watercourse north of Old Main Road

Location: Old Main Road, Fleet Hargate

Map Grid Reference: 539474 , 325112

Description of works: Discharge of surface water from 9 dwellings accommodated by drainage improvement works



Duncan Worth (Chairman) Simon Bartlett (Vice-Chairman)
Phil Camamile (Chief Executive)

Constituted by The Anglian Water Authority (South Holland Internal Drainage District) Order 1974, Statutory Instrument 1974 No.1209.



Conditions:

- C1 Officers must be allowed to inspect the works if they request to do so. Please complete the Notice to Commence Works form included with this consent and return (via email or post) to the Board or alternatively please call this office to notify the Board of when you intend to start construction.
- C2.1 Consent is granted subject to the proposed works being completed within 3 years of the date of this letter. Failure to complete the works in accordance with this time period, and/or in compliance with the conditions contained in this letter, may result in this consent being invalidated and could necessitate the removal or remediation of any works. Within this time period the 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 conditions/specification contained herein.
- C3 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 £8,520.56, representing 1946 m² of additional impermeable surface. This is charged at £12.51 per m² and 35% of the contribution rate 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.
- C3 Consent is granted subject to:-
- (a) The buyer of each plot being provided with a copy of the Grant of Consent
 - (b) Each Transfer of any riparian plot or land within the existing Land Registry Title LL218513 is to contain 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.*
- *While not a condition of consent, 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.*
- C4 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 1946 m² (0.1946 hectares) representing the 9 residential dwellings and road surface only and approved as part of your current application, are to be constructed on site unless prior written consent is obtained from the Board.
- C5 The receiving watercourse downstream of the proposed outfall is to be improved and amended in accordance with the specifications (S5 onwards) below prior to the discharge arrangements (S1 – S4) being installed.
- C6 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 your 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.
- C7 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. You 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. We understand that the following parties will be responsible for the ongoing maintenance of the works:

- Anglian Water will adopt the on site infrastructure shown in the 'Anglian Water Section 104 Plan, 356.FH.200 Rev F' (Studio 11, April 2020).
- Riparian landowners and / or a management company will be responsible for the remaining infrastructure shown on Proposed Private Culvert / Existing Ditch Diversion, 356.FH.205 Rev D' (Studio 11, Nov 2021).
- Lincolnshire County Council will remain responsible for the watercourse immediately South of the A17.

Specifications:

- S1 Attenuation details: Attenuation on site shall be provided through the construction of oversized (675mm internal diameter) pipes built in accordance with the plans entitled 'Anglian Water Section 104 Plan, 356.FH.200 Rev F' (Studio 11, April 2020). These must provide sufficient storage to safely accommodate a 1/30 + climate change event and only minimal external flooding (contained wholly on-site) in the 1/100+climate change events.
- S2 Discharge rate: The discharge of surface water run-off from this site is to be limited to a maximum rate of 5 litres per second under all circumstances through the use of a flow control orifice located at approximately 539533 , 3250940 in accordance with the submitted plans entitled 'Proposed Private Culvert / Existing Ditch Diversion, 356.FH.205 Rev D' (Studio 11, Nov 2021) and 'Anglian Water Section 104 Plan, 356.FH.200 Rev F' (Studio 11, April 2020) submitted with your application. 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 with associated headwall to be constructed in the watercourse to the north of the development site in the approximate location 539534 , 325100 as shown in drawing number 356.FH.200 Rev F' (Studio 11, April 2020) submitted with your application.
- S4 Headwall: Where constructing a new outfall this should enter the watercourse through a suitably-sized pre-cast concrete recessed headwall unit. The headwall and pipe should be installed so that no part protrudes beyond the existing bank profile at any point. You should ensure that the outfall from this drainage system has suitable erosion protection below the discharge pipe.
- S5 Downstream Improvement Works: The watercourse downstream of the discharge point specified in S3 is to be improved using clearance works and the installation of a new piped connection falling towards the watercourse adjacent to the A17. The following must be completed in their entirety:
- A new culverted watercourse (2x 375mm internal diameter pipes) between approximately 539474 , 325112 and (falling towards) 539495 , 325182, as shown in drawing number 38917/10 Rev D (SRC, August 2019).

- A culverted connection (375mm internal diameter) between the watercourse specified in S3 (to the North of the development site) and (falling towards) the above culvert as shown in drawing number 356.FH.205 Rev D (Studio 11, Nov 2021).
- Clearance works to the watercourse to the North of the development site to ensure an unobstructed fall in bed level from the outfall specified in S3 (539534 , 325100) to the West towards the inlet to the new culvert connection.
- Clearance and re-profiling and possible widening to the watercourse immediately to the South of the A17 roadway, to ensure the levels are as shown in drawing number 38917/10 Rev D (SRC, August 2019).

S6 All other works shown by the following plans must be completed in their entirety:

- Proposed Private Culvert / Existing Ditch Diversion, 356.FH.205 Rev D (Studio 11, Nov 2021)
- Topographical Survey Showing Proposed Drainage & Dyke Improvement Details, 38917/10 Rev D (SRC, August 2019).
- Proposed Dyke Improvement Sections, 38917/12 Rev A (SRC, August 2019) – cross sections G-G and H-H only.

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, you 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.
- I5 The Board cannot be held liable for damage to any services crossing, or adjacent to, the areas of land where you will be undertaking these works, howsoever caused. It is therefore entirely your responsibility to locate and avoid any such services.
- I6 It is the applicant's responsibility to ensure no loss of protected species or habitat as a result of the consented works. This may require the undertaking of an environmental survey. You should seek specialist advice as to the need for this and implement mitigation if specified.
- 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 applicant 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 applicant 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 your 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 your 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 your system.
- I12 The works are all to be undertaken entirely at your expense (unless other arrangements have been made with a third party).

Site Map or Plan

(Overleaf...)

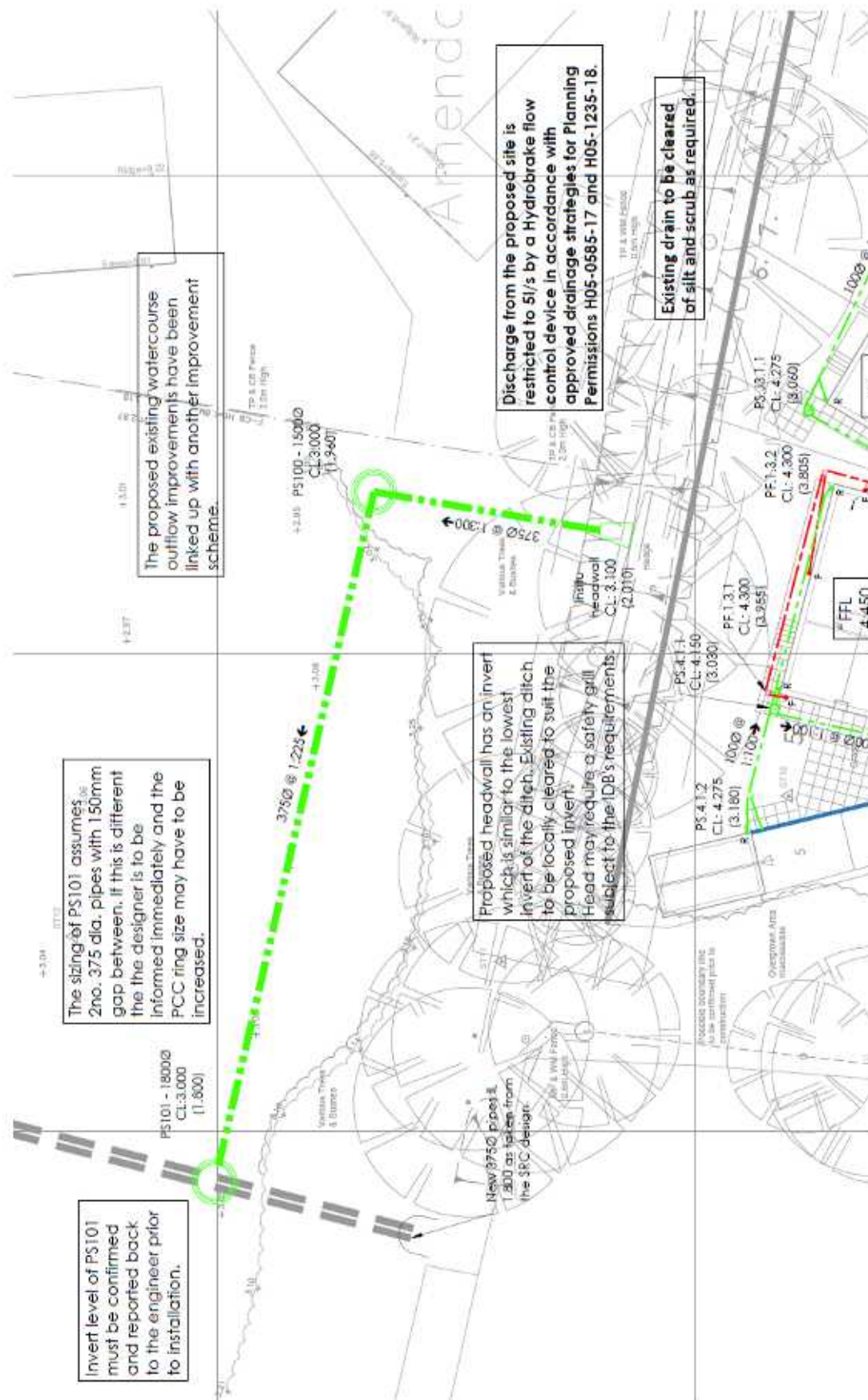
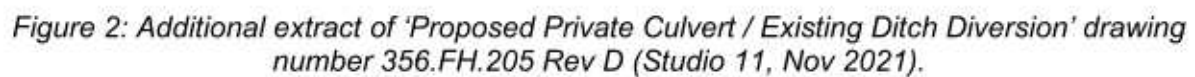


Figure 1: Extract of 'Proposed Private Culvert / Existing Ditch Diversion' drawing number 356.FH.205 Rev D (Studio 11, Nov 2021).



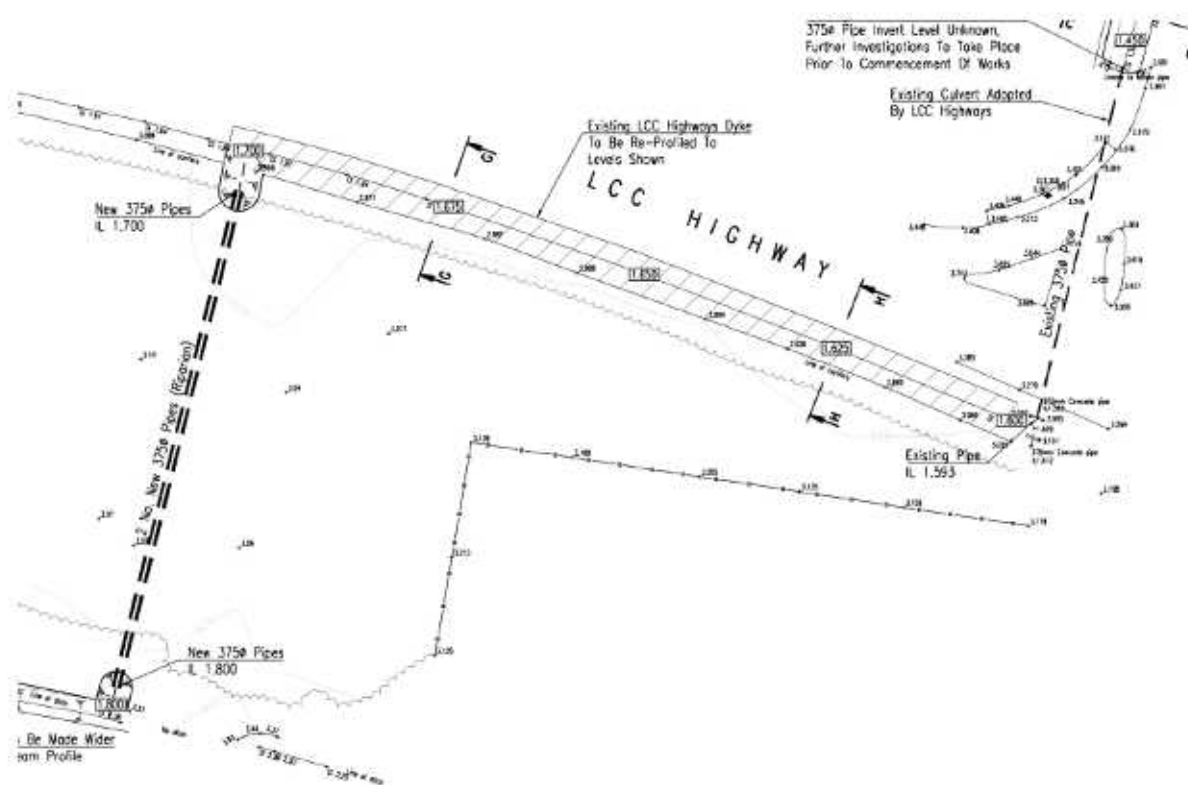


Figure 3: Extract of 'Topographical Survey Showing Proposed Drainage & Dyke Improvement Details' drawing number 38917/10 Rev D (SRC, August 2019).

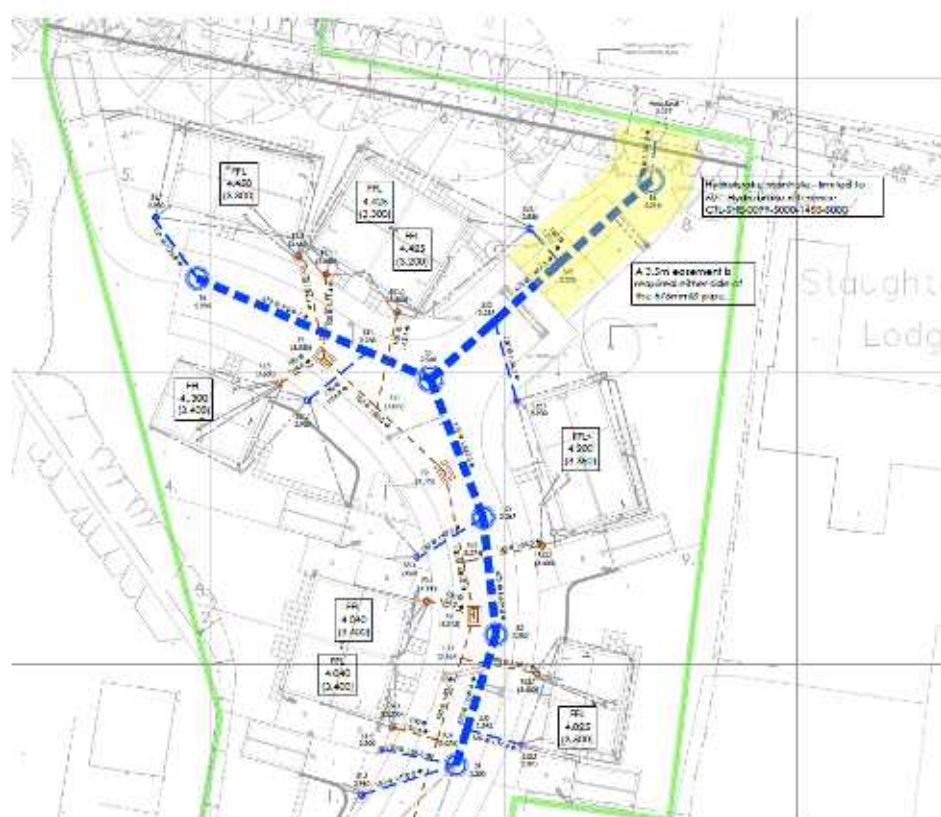
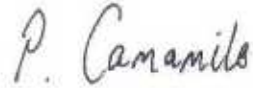


Figure 4: Extract of 'Anglian Water Section 104 Plan' drawing number 356.FH.200 Rev F (Studio 11, April 2020).

Authorisation

Signed on behalf of South Holland Internal Drainage Board

A handwritten signature in black ink, appearing to read 'P. Camamile'.

Phil Camamile, Chief Executive, Water Management Alliance

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

Kind Regards,

Cathryn Brady
Sustainable Development Manager
Water Management Alliance

NOTICE TO COMMENCE WORKS

To:

SOUTH HOLLAND INTERNAL DRAINAGE BOARD
MARSH REEVES
FOXES LOWE ROAD
HOLBEACH
SPALDING
LINCOLNSHIRE
PE12 7PA

RE: Consent to discharge surface water run-off to a watercourse

Consent Number: 20_02429_C

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

Signed: _____

Print: _____

Date: _____