

Mr & Mrs Cross
Cordon Villa
24 Station Road
Gedney Hill
PE12 0NP

Our Ref: 25_32001_C

29 July 2025

Dear Mr and Mrs Cross,

Notice of Intention to Grant Consent to discharge surface water run-off into watercourse: Surface water discharge from new extension at Cordon Villa, 24 Station Road, Gedney Hill, PE12 0NP

Further to your application for the above, I am pleased to be able to provide notification of the Board's intention to grant consent under the terms of its Byelaws and the Land Drainage Act 1991 for the discharge of surface water run-off from the proposed development (as shown in your application) to a riparian watercourse. Formal consent will be issued once the conditions and specification of the consent have been accepted by yourself by completing the details at the bottom of this letter and returning it to us **within 28 days from today's date**. Failure to sign and return this element of the letter will result in this notification of intention to grant consent being null and void.

The purpose of this Notice:

Please be aware that this '*Notice of Intention to Grant Consent*' letter does not constitute a formal consent. Instead, this letter lists the conditions and specifications of the proposed consent, and asks you to confirm acceptance of these.

If you are ready to accept the conditions:

You should only sign the form on page 6 of this notice if you are ready to accept the conditions and specifications listed below. Once returned formal consent will be issued alongside an invoice for the Surface Water Development Contribution detailed within condition C4. To avoid 'reserving' volumetric capacity within the catchment, this notice is only valid for 28 days from the date of this letter

If you are not ready to accept the conditions:

If you are not ready to accept the conditions and specifications of this consent (for example if the proposals shown within your application were indicative, or if you are awaiting planning permission) please let us know and we will mark your application as withdrawn by applicant. You should not sign and return the form on page 6 of this notice.

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. Reconstituted in 1993. Statutory Instrument 1993 No.453.

www.wlma.org.uk

Despite not being able to progress to receiving formal Land Drainage Consent, this notice will likely provide an assurance to you that, at the time of submission, the Board considered that the catchment had capacity for your proposals. This assurance may also prove useful for other interested parties, such as the Local Planning Authority.

When ready, you can re-apply for Land Drainage Consent with increased confidence regarding the ability of the system to accept surface water from the site (assuming no material changes to the catchment's volumetric capacity has occurred). However, please be aware that despite the assurances provided by an elapsed 'notification of intention to grant consent', consent is not guaranteed and there remains a risk that the capacity required by the development will not have been retained in the system by the time the applicant (or their successors) wish to re-apply for Land Drainage Consent.

Conditions:

- C1 Officers must be allowed to inspect the works if they request to do so. **You must complete the Notice to Commence Works form included with this consent and return (via email or post) to the Board, or alternatively call this office to notify the Board of when you intend to start construction.**
- 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 of this letter.
- 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 £192.85, representing 95m² of additional impermeable surface. This is charged at £2.03 per m² within a pumped catchment (at unattenuated 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.
- C5 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 95m² (0.0095 hectares) representing the new extension only and approved as part of your current application, are to be constructed on site unless prior written consent is obtained from the Board.
- C6 The current condition of the receiving watercourse downstream of the proposed outfall adjacent to the land ownership boundary is noted to be significantly overgrown. Ditch clearance of this section should be undertaken to enable conveyance flows, and to enable future maintenance to be effected by riparian owners.
- C7 The applicant must ensure that the receiving watercourse downstream of the proposed outfall be regularly maintained to enable conveyance of flows from the outfall and to enable future maintenance to be effected by riparian owners.
- C8 You must ensure that the risk of flooding within or outside your site during the construction phase is adequately assessed and managed, particularly during periods of prolonged wet weather. The Board recommends that you formulate a construction

water management plan 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.

- C9 It is the applicant's responsibility to ensure no loss of protected species or habitat as a result of the consented works. This will require an environmental survey to be undertaken. If protected species are found on site, then the applicant is responsible for carrying out the hereby consented works in compliance with Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Any necessary mitigation works are undertaken to comply with Section 9 and are done under an appropriate licence from Natural England. Failure to do so will render the consent null and void.

Recommendations:

- R1 While not a condition of consent, the Board highly recommends that adequate space (3-5m) be left empty and flat adjacent to all privately maintained watercourses to facilitate future riparian maintenance

Specifications:

- S1 Discharge rate: The discharge of surface water run-off from this site will be unrestricted.
- S2 Outfall details: Consent is for the installation of a 100mm diameter outfall pipe at invert level above the silt level of the watercourse with associated headwall to be constructed in the riparian watercourse at the approximate location 533589, 310889 as shown in drawing number AJA/1286/25/SWD (Austin John Architectural, 13/06/2025) submitted with your application, and below in figure 2.
- S3 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 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.
- S4 Revetment: You should ensure that the outfall from this drainage system has suitable erosion protection (stone revetment) below the discharge pipe, to prevent any scouring of the bank of the watercourse. All erosion protection must be dug into the bank and bed so that no item protrudes beyond the existing batter and bed 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, 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.

- 14 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.
- 15 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.
- 16 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.
- 17.2 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.
- 18.1 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.
- 19 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.
- 110.1 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. 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.
- 112 The works are all to be undertaken entirely at your expense.
- 113 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 plan

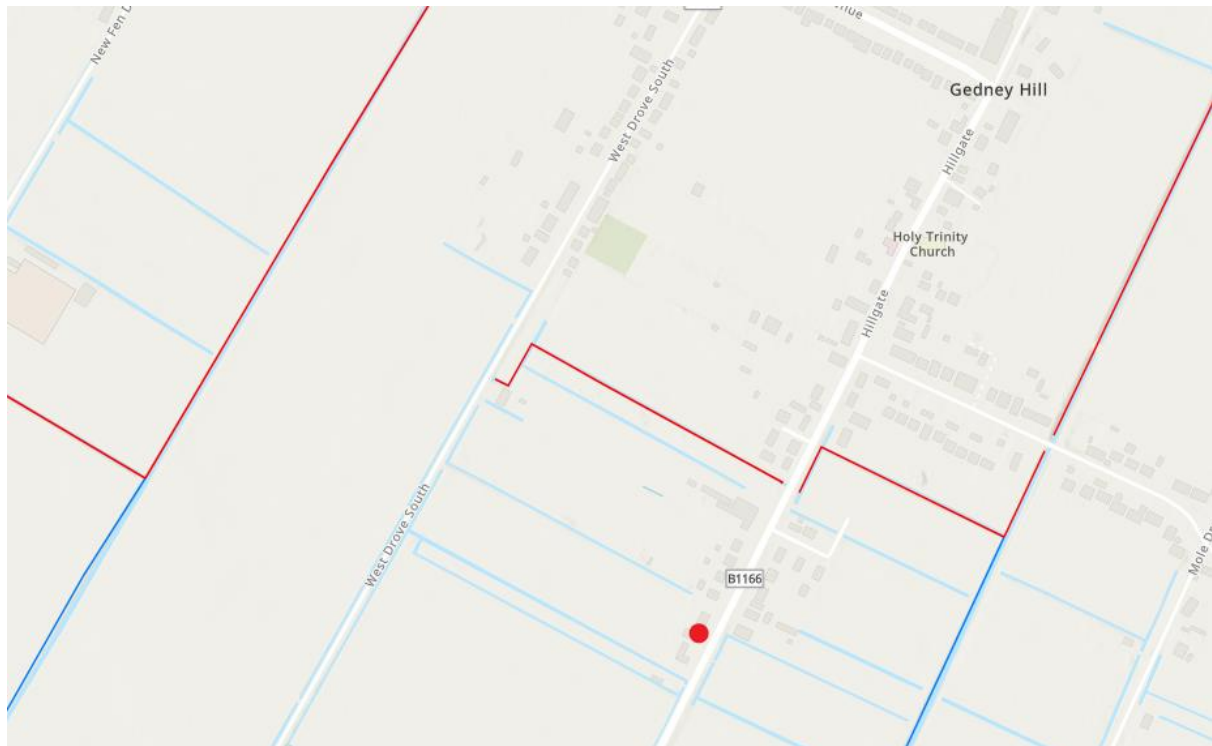


Figure 1: Board maintained watercourses in dark blue, high priority Board Maintained watercourses in red, and site location marked with red dot (Ordnance Survey Licence Number AC0000808046, Crown Copyright 2025, all rights reserved).

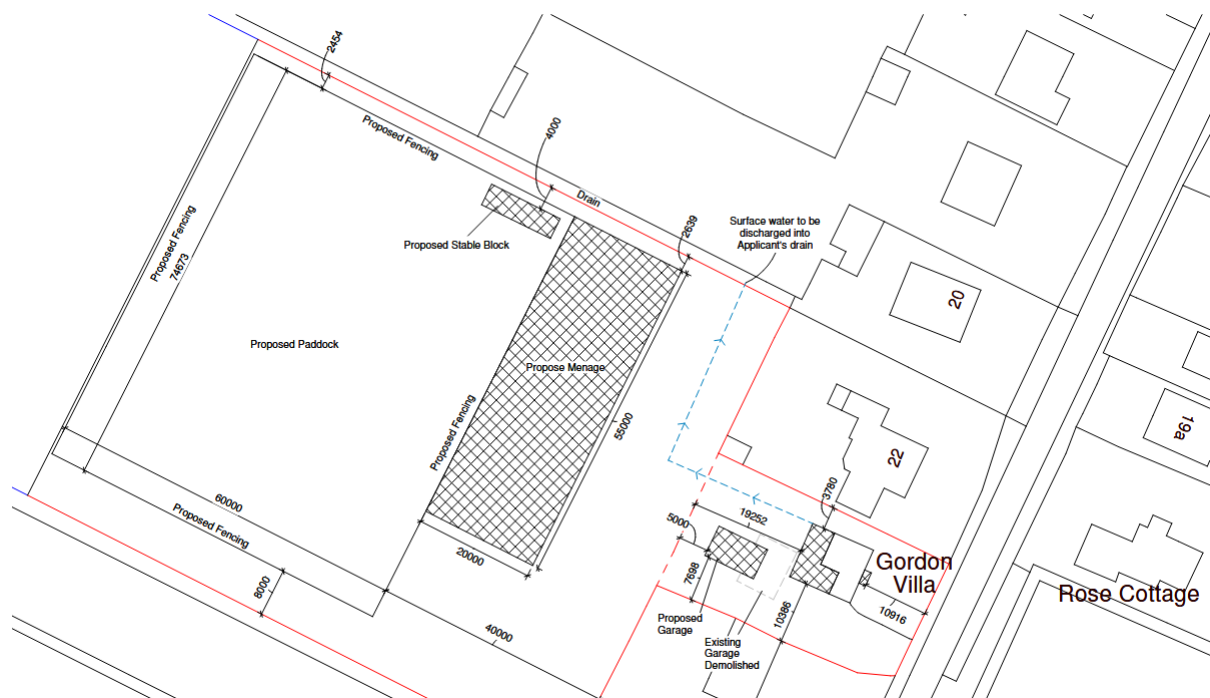


Figure 2: Site plan and drainage route as shown in drawing number AJA/1286/25/SWD (Austin John Architectural, 13/06/2025) submitted by applicant.

Acknowledgement of conditions for proposed consent

The granting of consent by the Internal Drainage Board for the activities and works described within your application form submitted to us (Water Management Alliance ("WMA") reference 25_32001_C) will be subject to compliance with conditions and specifications as stated above.

Before consent can be granted we require you to acknowledge and accept the conditions set out above. As such, please can you print, sign and return this form to the address above or via email to planning@wlma.org.uk **within 28 days from today's date.**

WMA Ref: 25_32001_C

I, the applicant of the above referenced application for consent, acknowledge and accept the conditions and specifications set out above.

Specifically, any reference to conditions includes all conditions relating to the payment of Surface Water Development Contributions, Commuted Maintenance Fees and the entering into Deeds of Indemnity, Deeds of Covenant and/or Licence Agreements.

Name: _____ Position: _____

Address: _____

Signed: _____

Date: _____

The SWDC as conditioned in C4 above should be invoiced using the following details:

Payee name _____

Payee address _____

Payee phone number _____

Payee e-mail address _____

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

Kind Regards,

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Phillipa Nanson
Sustainable Development Officer
Water Management Alliance