Doc Ref:	AHL-1636-03-FRA-002 P1
Title:	Phase 3 Flood Risk Assessment Addendum
Date:	6th June 2025
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Reviewed By:	Lee Barnes, BSc (Hons), MCIHT
Client:	Ashwood Homes Ltd.

1.0 INTRODUCTION

1.1 This Flood Risk Assessment Technical Note has been prepared in accordance with instructions from Ashwood Homes Ltd. to support a planning application to South Holland District Council for the change of use of a former agricultural building located at Jasime Crescent, Holbeach, Spalding PE12 7FW.

1.2 The purpose of this report is to assess flood risk in accordance with the National Planning Policy Framework (NPPF) and other current guidelines. It does not purport to set out a full detailed drainage design for construction purposes.

Planning Background

1.3 The site forms part of the wider *Holbeach Meadows* strategic urban extension, originally permitted through the outline planning application H09-0521-14 for 900 dwellings with access off Hall Gate and Fen Road.

1.4 The site is currently subject to the planning application H09-0280-25 for the change of use of a former agricultural building to a convenience retail store, car parking, delivery bay, and ancillary development. This Flood Risk Assessment Technical Note has been prepared following the submission of the Flood Risk Assessment and Drainage Strategy (AHL-1636-03-FRA-001), prepared by Inspire Design and Development Ltd. in June 2024. Following submission of that report, comments from the Local Planning Authority were received on 16th May 2025, and are summarised as below:

"In relation to the submitted Flood Risk Assessment (June 2024), this refers to the proposed residential development on adjacent land, as do the drawing numbers in the document, there does not appear to be any reference to the building in which the current application relates. Could you please advise if a revised Flood Risk Assessment has been carried out for the application site".

1.5 Therefore, in response to these comments, this Flood Risk Assessment Technical Note has been prepared to provide clarity on the site's impact to flood risk in accordance with the NPPF.

Technical Information

1.6 The National Planning Policy Framework and associated Planning Practice Guidance explains how flood risk should be taken into consideration during the planning and development process. It categorises flood risk by *flood zone* and defines the types of development *appropriate* to each flood zone according to *vulnerability*. The Flood Zones are defined as:

- Flood Zone 1: Areas with a Low Probability of flooding (annual probability less than 0.1% or 1 in 1000-years).
- Flood Zone 2: Areas with a Medium Probability of flooding (annual probability between 0.1% (1 in 1000-years) and 1.0% (1 in 100-years) for rivers, 0.1%-0.5% (1 in 100-years to 1 in 200-years) for coastal areas.
- Flood Zone 3a: Areas with a High Probability of flooding (annual probability greater than 1.0% (1 in 100-years) for rivers, 0.5% (1 in 200-years) for coastal areas).
- Flood Zone 3b: The Functional Floodplain (probability as Zone 3a).

1.7 The *Flood Map for Planning* shows the flood zones, described above, coloured in different shades of blue. In areas protected by flood defences, this flood map deliberately neglects their presence so as to present a worst-case scenario. Although it does not represent realistic risk, the *Flood Map for Planning* is the authoritative guidance on flood risk for use in the preparation of flood risk assessments for planning applications.

1.8 The *Flood Risk from Surface Water Map* available from the Long-Term Flood Risk Information on the GOV.UK website shows the potential overland flow routes and the accumulation of runoff resulting from rainstorm events based on topography, divided into low, medium, and high-risk scenarios.

South East Lincolnshire Strategic Flood Risk Assessment

1.9 Local Planning Authorities are required to produce a Strategic Flood Risk Assessment (SFRA) which sets the scene for flood risk in their areas. The South East Lincolnshire SFRA is a joint publication between South Holland District Council and Boston Borough Council, published in March 2017.

2.0 SITE INFORMATION

Existing Site

2.1 The site forms part of the wider Holbeach Meadows Strategic Urban Extension, approved by the outline planning application H09-0521-14. Much of the site characteristics are similar to that assessed within the previous Flood Risk Assessment (AHL-1636-03-FRA-001) and therefore have not been repeated here.

Flood Risk Summary

2.2 The *Flood Map for Planning* shows the site to be within Flood Zones 2 and 3, which extends for several kilometres in all directions around the site, with some small areas of Flood Zone 1, including Holbeach Town Centre. The *Long Term Flood Risk Map*, including *Floor Risk from Rivers or the Sea, Flood Risk from Surface Water,* and *Flood Risk from Reservoirs* have also been examined.

2.3 According to the web-based EA *Historic Flood Map*, there have been no flood events recorded at the site, or in the immediate vicinity of Holbeach. The nearest area of Flood Zone 1 (low probability) is Holbeach Town Centre.

Proposed Development

2.4 The proposed development seeks to change the use of the former agricultural building to a convenience store, with associated car parking, delivery bay, and ancillary development. The proposed development will have an approximate floor area of around 360sqm.

2.5 According to the definitions within Annex 3 of the NPPF, the proposed retail use is classified as *Less Vulnerable*, and therefore acceptable within this Flood Zone.

3.0 FLOOD RISK ASSESSMENT

Tidal Flooding

3.1 As can be seen from the *Flood Map for Planning*, almost the entire area of South Holland is within Flood Zone 3. As such, strict adherence to the guidelines would consequently result in no development being permitted across a very large area, which is clearly impracticable. The South East Lincolnshire SFRA has therefore been developed to ensure that there is a consistent evidence base against which to take development decisions, particularly with respect to mitigation requirements.

3.2 In permitting development on such sites, the Local Planning Authority generally considers the contingency scenario represented by the *Residual Peak Depth South Holland 2115 1% Fluvial/0.5% Tidal Event Probability* to be an appropriate guideline and typically requires FFLs to be set in accordance with the guidance provided within Appendix C of the SFRA.

3.3 The referenced SFRA map is based on the theoretical modelling of a breach of the tidal defences which shows the site to have a flood depth of 0m (white). Topographic data shows the existing site levels to be around +3.4m AOD. According to the Appendix C guidance for Less Vulnerable development, FFLs should be set at a minimum of 300mm above the existing ground levels.

3.4 Thus, the Finished Floor Levels for the proposed development will be set at a minimum of 300mm above existing ground levels, at around +3.7m AOD. However, as it would remain possible that some areas between the buildings might flood, it would be prudent for personnel of the retail development to operate a Flood Management Plan so as to ensure their safety in an extreme event.

3.5 As the area of Flood Zone 3 extends as far as the coast without a break, raising ground levels at the site will not occupy flood storage volume. Consequently, no floodplain compensation is required and there will be no increase in flood risk elsewhere as a result of the development.

Surface Water Flooding

3.6 According to the EA *Flood Risk from Surface Water Map*, there is no significant surface water flooding at the site. This is because the site is surrounded by deep open drains which collect runoff from the site and discharge to the IDB drains.

3.7 Although the impermeable area of the proposed development will be increased by the introduction of roofs and car parking infrastructure, the corresponding increase in surface water runoff will be fully mitigated by a SUDS-based surface water drainage system, which will connect into the wider surface water drainage system for the Holbeach Meadows development.

Warnings and Evacuation

3.8 The Store Management will register for the EA's *Flood Warnings Direct* service which is available at the site. Should a flood warning be received, or a flood event otherwise be predicted, personnel will evacuate in good time before any local flooding occurs to dry ground at Holbeach Town Centre, 600m to the north of the site.

3.9 In the event of a need for urgent evacuation of any personnel, e.g., for medical reasons, attendance by the emergency services would not be precluded by the depth of flood water at the site.

Flood Resilience

3.10 Appendix C of the SFRA requires *Flood Resilient Construction to a height of 300mm above the predicted flood depth*, which is the equivalent to the proposed FFL at the site. In line with this requirement, flood resilient construction will be incorporated up to a minimum level of 300mm above the FFLs.

Sequential Test

3.11 The proposed mitigation as set out by Appendix C of the SFRA will effectively place the development within Flood Zone 1, where the Sequential Test is not required to be addressed.

3.12 Additionally, as the wider Holbeach Meadows site, in which the application site sits within, has been allocated within the South East Lincolnshire Local Plan as a *committed allocation*, therefore, the sequential test has been satisfied.

Exception Test

3.13 Notwithstanding the above, in order to ensure the safety of personnel, it is necessary to satisfy the NPPF Exception Test.

3.14 The application site forms part of the wider Holbeach Meadows allocation within the South East Lincolnshire Local Plan, and thus the proposed retail use will provide local conveniences to the surrounding residential development of some 900-dwellings, including the surrounding existing residential areas of southern Holbeach.

3.15 The proposed development will be made safe by raising the ground floor levels above the residual risk flood levels, incorporating up to 300mm of flood resilient construction. A Flood Management Plan will also be developed and implemented by the Store Management which includes early warning from the EA *Flood Warnings Direct Service* and the options of evacuation, to dry ground at Holbeach Town Centre.

3.16 Furthermore, the Flood Zone 3 area extends from the site as far as the coast without a break. Therefore, raising ground levels at the site will not occupy flood storage volume. As such, no floodplain compensation is required and there will be no increase in tidal or fluvial flood risk elsewhere.

4.0 DRAINAGE STRATEGY

4.1 Comments on the planning application were received from the South Holland IDB on 23rd April 2025. The IDB comments stated that the application would require Land Drainage Consent prior to the determination of the planning application. This section looks to address the IDB's comments and provide further information on surface water and foul water disposal from the site.

4.2 While a full revised Drainage Strategy is not submitted, the drawings AHL-1636-01-DR-008 *IDB Discharge Plan*, has been attached within Appendix D of this report. The drawing clearly illustrates the areas associated with this application fall within the area previously consented under Ref: 21_05233_C – NMA1 (dated 31st July 2023).

4.3 The impermeable area associated with this application is covered by the surface water discharge consent already issued by the IDB. Should there be any further alterations, resulting in deviations from the consented plans, the applicant will contact the IDB to discuss and, if necessary, seeks an amendment to the consent.

4.4 The current proposal includes disposal of foul water to the mains sewer and there are no current plans to discharge treated foul water to a watercourse. The drawing AHL-1636-02-DR-014 C6, attached within Appendix E of this report shows the wider drainage design for Phase 2 of the Holbeach Meadows development. The application site can be seen to the immediate north of the Phase 2 development. A surface water manhole (ref SP1.1a) and a foul sewer manhole (ref F1.1a) are located within the application site to provide sewer connections to the wider Holbeach Meadows drainage system.

4.5 The application site will operate a separate surface and foul drainage system. Surface water will be collected from the building and hardstanding areas and conveyed by a series of underground pipes to Manhole SP1.1a, as shown on the drawing AHL-1636-02-DR-014 C6, and discharged to the wider Holbeach Meadows sustainable surface water drainage system. Foul sewerage from the site will be collected and conveyed to Manhole F1.1a where it will discharge to the wider Holbeach Meadows foul drainage system.

4.6 The presence of a riparian watercourse adjacent to the Holbeach Meadows site boundary is acknowledged, and no alterations to this watercourse are currently proposed by this planning application. Should any such works be required, the

applicant will seek the necessary consent from the IDB in accordance with Section 23 of the Land Drainage Act 1991, and Byelaw 4.

4.7 It is acknowledged that Byelaw 10 is not applicable for this planning application.

4.8 All relevant authorities will be kept fully informed regarding the detailed design of the surface water and foul sewer drainage systems. It is normal practice for detailed drainage design to be subject to the approval of the Local Planning Authority subsequent to the grant of planning permission and this will be sought from South Holland District Council at the appropriate time.

5.0 CONCLUSIONS

5.1 The EA *Flood Map for Planning* shows the site to be located in Flood Zone 3 (High Probability). Annex 3 of the NPPF states that the proposed retail use is considered to be *Less Vulnerable*, and therefore acceptable within Flood Zone 3a.

5.2 The SFRA map *Residual Peak Depth Spalding 2115 1% Fluvial/0.5% Tidal Event Probability* map forecasts the consequences of a defences breach and the effect of climate change over the next 100-years. The map shows the site to be mostly within the 0m (white), with a small part of the western side of the site within the 0m-0.25m (yellow).

5.3 In accordance with Appendix C of the South East Lincolnshire SFRA, Finished Floor Levels will be set at 300mm above existing ground levels, +3.7m AOD, with 300mm of flood resilient construction. As the Flood Zone 3 area at the site extends as far as the coast without a break, raising ground levels will not occupy flood storage volume.

5.4 The EA *Flood Risk from Surface Water Map* shows no significant risk of surface water flood risk at the site. Surface water runoff will be collected by a drainage system and conveyed to the wider Holbeach Meadows surface water drainage system, which incorporates SUDS techniques to provide flow attenuation, before discharging to the IDB maintained drains.

5.5 A Flood Management Plan will be prepared and implemented by the Store Management to ensure safety of personnel, involving early warnings and evacuation to dry ground.

5.6 As the raising of levels in accordance with the SFRA guidance effectively places the development within Flood Zone 1, and that the site forms part of a wider allocation within the South East Lincolnshire Local Plan, the NPPF Sequential Test is considered to be satisfied.

5.7 With regard to flood risk, therefore, the site is suitable for the proposed use. The development will be occupied and operated safely and adequately drained without increasing flood risk elsewhere.

APPENDIX A FLOOD MAP FOR PLANNING

Flood map for planning

Your reference	Location (easting/northing)	Created
Holbeach Meadows	**535518/324165**	**30 May 2025 17:51**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

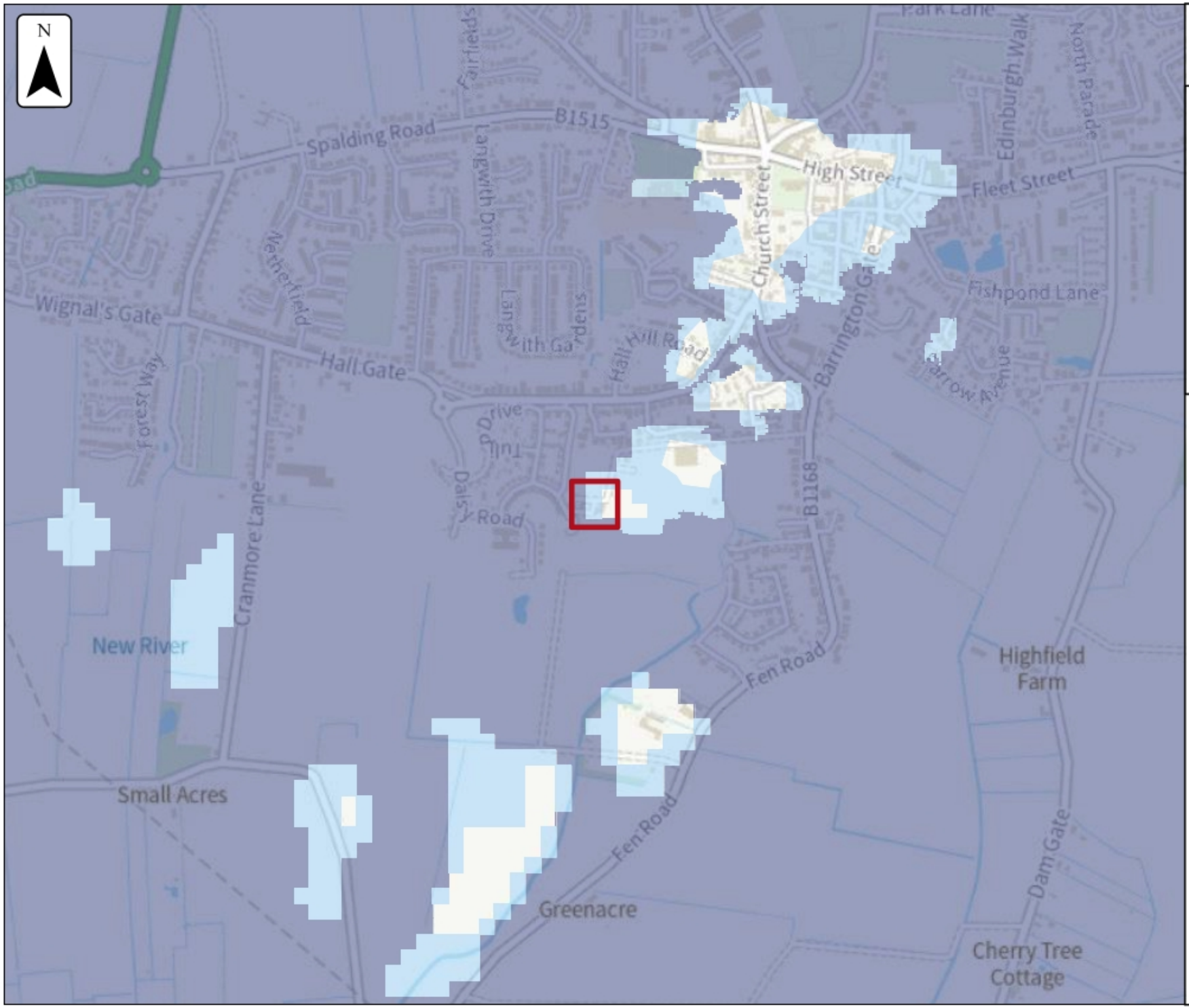
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
Holbeach Meadows

Location (easting/northing)
535518/324165

Scale
1:10,000

Created
30 May 2025 17:51

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 100 200 300m

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APPENDIX B SOUTH EAST LINCOLNSHIRE SFRA PEAK DEPTH MAP

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NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Peak Depth

- 0m - 0.25m
- 0.25m - 0.5m
- 0.5m - 1m
- 1m - 2m
- 2m +
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

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UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: Feb 2017 **REV NO:** 2

SCALE: 1 : 60,000 @ A1

MAP NO:

APPENDIX C TOPOGRAPHIC SURVEY


Hall Gate
Halewood Avenue
Hall Hill Road
Hall Gate
The Broadway
Station Road
Bennington Gate
Fen Road
Tudor Way
Edge of Cultivation
Edge of Cultivation
Edge of Cultivation

APPENDIX D IDB CONSENT PLAN

NOTICE OF CONSENT TO DISCHARGE SURFACE WATER RUN-OFF & TO RELAX BYELAW 10.
REFERENCES 24_26213_C AND 24_26217_C & CONDITIONS C1-C14

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 Consent is granted subject to the conditions (including specifications) within this document. A breach of 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 the letter (15 July 2024).

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 £19,757.70, representing 8,700 m² of additional impermeable surface. This is charged at £15.14 per m² and 15% 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.

C5 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 8,700 m² (0.87 hectares) representing the residential dwellings and road surfaces only as shown as the 'catchment areas' in Drawing No. AHL-1636-03-DR-001 Rev. P3 (Inspire Design & Development, April 2024) and approved as part of your current application, 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 the following specification (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 150mm diameter flow control orifice located upstream of the outfall in chamber S53 as labelled in Drawing No. AHL-1636-03-DR-001 Rev. P3 (Inspire Design & Development, April 2024). Any exceedance of the aforementioned maximum discharge rate may lead to further action being taken by the Board.

C7 If there is an existing or future bank slippage in the watercourse the applicant will be responsible for all costs associated with adapting the outfall to the reinstated bank once the Board has completed reinstatement.

C8 The on-site surface water drainage system, including filter drain pipes and the outfall headwall is to be adopted and maintained by Anglian Water. The attenuation pond is to be maintained by a private management company, the details of which are to be provided to the Board before completion of the hereby consented works.

C9 Consent is granted subject to the Board having a prescriptive right of access over the estate roads to gain access to the Board's maintenance strip should it so require.

C10 The grantee must ensure that where the outfall pipe is buried underground within 9m of the watercourse, it must be able to withstand the weight of 36 tonne Board machinery.

C11 The Board cannot be held responsible for any discarded vegetation or clippings, nor for any damage to the ground surface within 9 metres of the watercourse in the course of its operations. The costs of any remedial or aesthetic works, and the responsibility for carrying these out to rectify such damage, must be clearly stated in the responsibilities for the management company and/or its successor(s) and in their absence, the landowner.

C12 In the event of the consented works being damaged by processes including but not limited to bank movement or subsidence, the responsibility for the repair and all associated costs will rest with yourselves.

C13 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 and associated works, then the applicant will be held liable and be responsible to ensure that these are rectified.

C14 Other than the surface water outfall pipe and headwall hereby consented (see S3 and S4 below) and shown in Drawing No. AHL-1636-03-DR-001 Rev. P3 (Inspire Design & Development, April 2024), no works may be undertaken within 9m of the Board arterial watercourse.

NOTICE OF CONSENT TO DISCHARGE SURFACE WATER RUN-OFF & TO RELAX BYELAW 10.
REFERENCES 21_05233_C AND 22_06296_C & CONDITIONS C1-C12

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 Consent is granted subject to the proposed works being completed within 3 years of the date of the letter (02 June 2023). 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 £21,460.49, representing 64,520m² of additional impermeable surface. This is charged at £11.09 per m² and 3% 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. I can confirm that a fee of £14,430.29 was received by the Board on the 31/08/2022 in respect of consent reference 21_05233_C, leaving an outstanding balance of £7,030.20. Payment is due once consent is granted.

C4.1 No new impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 64,520m² (6.452 hectares) representing the residential dwellings and road surfaces only are to be constructed on site unless prior written consent is obtained from the Board. This includes areas of phases 1, 2A, 2B, 2C, 3 and the school/community centre as shown in Drawing No. AHL-1636-01-DR-028, Rev P3 (Inspire Design & Development, April 2023) and approved as past of your current application.

C4.2 The new on-site drainage system will also convey and attenuate surface water from an existing development at Hall Gate known as The Boundaries, as shown in Drawing No. AHL-1636-01-DR-028, Rev. P3 (Inspire Design & Development, April 2023). Anglian Water will be adopting and maintaining the piped drainage network receiving this volume of additional surface water as conditioned in C6 below.

C5 Board Officers must be informed if any override/bypass feature is activated on the flow control device/pumping infrastructure limiting discharge to the hereby consented rate, as per the following specification (S2).

Discharge rate: The discharge of surface water run-off from this site is to be limited to a maximum rate of 5.3 litres per second under all circumstances through the use of a hydro-brake flow control chamber upstream immediately of the pumping station, as shown in Drawing No. AHL-1636-01-DR-028, Rev. P3 (Inspire Design & Development, April 2023). Any exceedance of the aforementioned maximum discharge rate may lead to further action being taken by the Board.

C6 The on-site drainage network including surface water pipes, pump, rising main outfall pipe and headwall is to be adopted and maintained by Anglian Water, while filter strips and infiltration trench topsoil are to be managed by Lincolnshire County Council in its capacity as Highways (the pipe and filter medium will remain under the responsibility of Anglian Water). All attenuation ponds, basins, swales and riparian watercourses are to be managed by a private maintenance company, the details of which are to be provided to the Board before completion of the hereby consented works.

C7 The grantee must ensure that where the outfall pipe/rising main is buried underground within 9m of the watercourse, it must be able to withstand the weight of 36 tonne Board machinery.

C8 In the event of the consented works being damaged by processes including but not limited to bank movement or subsidence, the responsibility for the repair and all associated costs will rest with yourselves.

C9 Consent is granted subject to the Board having a prescriptive right of access over the estate roads to gain access to the Board's maintenance strip should it so require.

C10 The Board cannot be held responsible for any discarded vegetation or clippings, nor for any damage to the ground surface within 9 metres of the watercourse in the course of its operations. The costs of any remedial or aesthetic works, and the responsibility for carrying these out to rectify such damage, must be clearly stated in the responsibilities for the management company and/or its successor(s) and in their absence, the landowner.

C11 Consent is conditional on:

(a) The buyer 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 LL171271 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.

C12 The outfall from this drainage system will be permanently submerged. 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. The Board's officers have previously provided details of projected maximum water levels in the receiving watercourse so that the design of your on-site drainage system can take this matter into account.

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REFERENCES 22_07458_C, 22_07459_C & 23_21335_C

REFERENCES 24_26213_C AND 24_26217_C

REFERENCES 21_05233_C AND 22_06296_C

NOTICE OF CONSENT TO DISCHARGE SURFACE WATER RUN-OFF & TO RELAX BYELAW 10.
REFERENCES 22_07458_C, 22_07459_C & 23_21335_C & CONDITIONS C1-C16

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 Consent is granted subject to the proposed works being completed within 3 years of the date of the letter (02 July 2023). 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. Once these works are completed, any successors of the grantee must be made aware of the conditions of this consent.

C3 Consent is granted subject to the landowner entering into the Board's Standard Deed of Indemnity including paying all costs incurred by the Board in preparing and executing that document. Once agreement to the document has been received, final copies of the Deed would then have to be signed on behalf of the landowner and the Board, after which a copy would be lodged at the Land Registry. The costs surrounding this process should amount to £50 + VAT for the Deed preparation, and £20 for the Land Registry fee unless additional unexpected legal fees are incurred by the Board, in which case these will also be passed on. The Board's consent cannot be deemed to be valid, and therefore no works on the proposed development are to be undertaken within the area of land covered by Byelaw 10, until this process has been completed. Works should be carried out in accordance with the Deed.

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 £19,996.08, representing 15080 m² of additional impermeable surface. This is charged at £13.26 per m² and 10% 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 the application.

C5 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 15080 m² (1.508 hectares) representing the residential dwellings (road surfaces and parking areas 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 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 the following specification (S2).

Discharge rate: The discharge of surface water run-off from this site is to be limited to a maximum rate of 3.5 litres per second under all circumstances through the use of two 75 mm diameter flow control orifices located within chambers S15 (at 2.5 l/s) and S26 (at 1 l/s) in accordance with Drawing No. AHL-1636-06-DR-024, Rev P4 (Inspire Design, 19/04/2023). Any exceedance of the aforementioned maximum discharge rate may lead to further action being taken by the Board.

C7 Consent is granted subject to a 9 metre wide dedicated maintenance strip being clearly distinguished with gated entry from the public highway to the east of F38 Holbeach Old River. This maintenance strip is to be measured from the brink of the existing watercourse position shown in drawing number 136-HRC-001 (Ashwood Homes, Feb 2023).

C8 No land raising is permitted within the 9 metres of F38 Holbeach Old River. The 9 metres is to be measured from the brink of the existing watercourse position shown in drawing number 136-HRC-001 (Ashwood Homes, Feb 2023).

C9 Consent is granted subject to the Board having a prescriptive right of access over estate roads to gain access to the Board's maintenance strip, as shown in figure 3 Drawing No. AHL-1636-06-HW-002, Rev P4 (Inspire Design, 19/04/2023).

C10 The grantee must ensure that the drainage infrastructure and outfall pipe buried underground within 9m of the watercourse, or within the estate road (as per C8 above) must be able to withstand the weight of 36 tonne Board machinery.

C11 The hereby consented highway, specified in S6 below, should not include any raised kerbs in order to facilitate Board maintenance access, as shown in Drawing No. AHL-1636-06-HW-002, Rev P4 (Inspire Design, 19/04/2023).

S6: The construction of an approximate 5.5 m wide bituminous carriageway over the piped watercourse at the approximate location 535825, 324203. This road is to be adopted by Lincolnshire County Council in its capacity as Highways Authority.

C12 If there is an existing or future bank slippage in the watercourse the applicant will be responsible for all costs associated with adapting the outfall to the reinstated bank once the Board has completed reinstatement.

C13 The Board cannot be held responsible for any discarded vegetation or clippings, or for any damage to the ground surface within 9 metres of the watercourse in the course of its operations. The costs of any remedial or aesthetic works, and the responsibility for carrying these out to rectify such damage, must be clearly stated in the responsibilities for the management company and/or its successor(s) and in their absence, the landowner.

C14 In the event of the consented works being damaged by processes including but not limited to bank movement or subsidence, the responsibility for the repair and all associated costs will rest with yourselves.

C15 The following authorities are to adopt and maintain the following aspects of the drainage network, as shown in Drawing No. AHL-1636-01-DR-004, (Inspire Design, 11/05/2023).

15.1 Anglian Water to adopt the onsite drainage network including the treated foul network, surface water pipes, outfalls, and headwalls.

15.2 All infiltration ponds, basins, swales, and riparian ditches are to be managed by a private management company to be appointed by Ashwood Homes.

15.3 Filter strips and infiltration trench topsoil are to be managed by Lincolnshire County Council in its capacity as Highways Authority. The pipe and filter medium will remain under the responsibility of Anglian Water.

C16 It's likely that the outfall from this drainage system will 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. The Board's officers have previously provided details of predicted maximum water levels in the receiving watercourse so that the design of your on-site drainage system can take this matter into account.

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NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE STATED.
3. DRAWING NOT ISSUED FOR CONSTRUCTION.

KEY:

HOLBEACH MEADOWS SITE BOUNDARY

REV	DATE	NAME	CHECK	NOTE

DRAWING STATUS:

FOR APPROVAL

CLIENT

ASHWOOD HOMES LTD

PROJECT

HOLBEACH MEADOWS

DRAWING TITLE

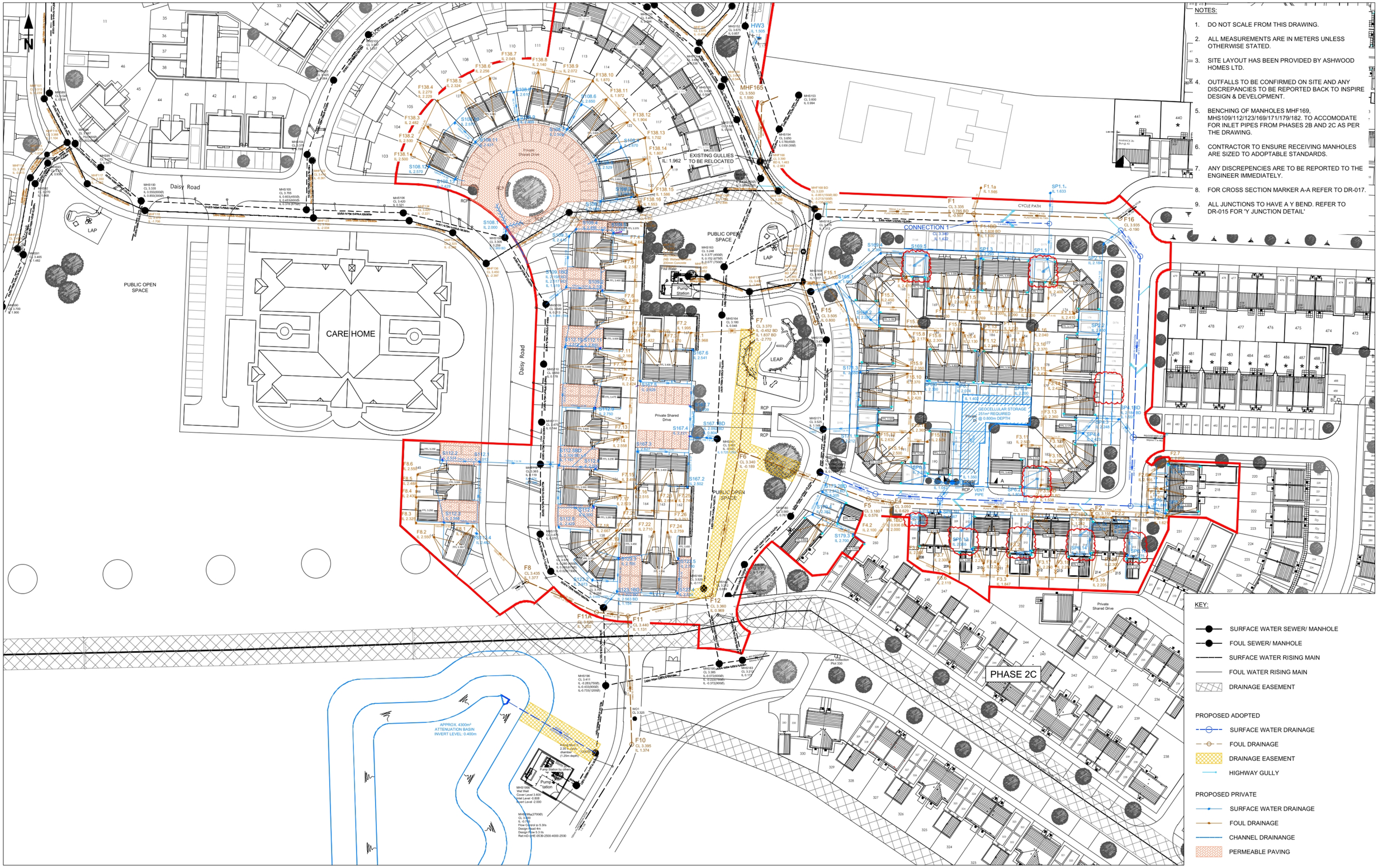
IDB DISCHARGE PLAN

DRAWN	CHECKED	APPROVED
NGP	CR	CR

DATE	SCALE @ A1
17 January 2025	1:2000

DRAWING No.	REVISION No.
AHL-1636-01-DR-008	

APPENDIX E PHASE 2 DRAINAGE GENERAL ARRANGEMENT



NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE STATED.
3. SITE LAYOUT HAS BEEN PROVIDED BY ASHWOOD HOMES LTD.
4. OUTFALLS TO BE CONFIRMED ON SITE AND ANY DISCREPANCIES TO BE REPORTED BACK TO INSPIRE DESIGN & DEVELOPMENT.
5. BENCHING OF MANHOLES MHF169, MHS109/112/123/169/171/179/182. TO ACCOMODATE FOR INLET PIPES FROM PHASES 2B AND 2C AS PER THE DRAWING.
6. CONTRACTOR TO ENSURE RECEIVING MANHOLES ARE SIZED TO ADOPTABLE STANDARDS.
7. ANY DISCREPENCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. FOR CROSS SECTION MARKER A-A REFER TO DR-017.
9. ALL JUNCTIONS TO HAVE A Y BEND. REFER TO DR-015 FOR 'Y JUNCTION DETAIL'

KEY:

- SURFACE WATER SEWER/ MANHOLE
- FOUL SEWER/ MANHOLE
- SURFACE WATER RISING MAIN
- FOUL WATER RISING MAIN
- DRAINAGE EASEMENT

PROPOSED ADOPTED

- SURFACE WATER DRAINAGE
- FOUL DRAINAGE
- DRAINAGE EASEMENT
- HIGHWAY GULLY

PROPOSED PRIVATE

- SURFACE WATER DRAINAGE
- FOUL DRAINAGE
- CHANNEL DRAINANGE
- PERMEABLE PAVING

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REV	DATE	NAME	CHECK	NOTE
C6	02/05/25	CR	CR	CHANGE ACO TO DOUBLE GULLIES
C5	25/03/25	NGP	CR	S169.3, S171.2, S179.1, SP179.5 SP1.2, SP1.4, SP4.2, SP5.4, SP6.1, SP6.3 & SP6.8 REMOVED. AMENDMENTS SHOWN IN REVCLOUD. NOTE 9 ADDED

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INSPIRE DESIGN & DEVELOPMENT

CLIENT: ASHWOOD HOMES LTD

PROJECT: HOLBEACH MEADOWS, PHASES 2A & 2B

DRAWING TITLE: GENERAL ARRANGEMENT

DRAWING STATUS: CONSTRUCTION

DATE: 14 October 2022

SCALE @ A1: 1:500

DRAWN:	CHECKED:	APPROVED:
NGP	CR	CR

DRAWING No.: AHL-1636-02-DR-014

REVISION No.: C6