

Planning & Building Control  
South Holland District Council

Copy by email only to [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)

Your ref: H09-0468-16  
Our ref: 22\_06132\_P

18 February 2022

Dear Sir/Madam,

**Proposal:** Proposed residential development of approximately 650 dwellings with site access, open space and landscaping  
**Location:** Land between A17 and A151 Holbeach Spalding

We understand that the above application for planning permission remains to be determined. The Board should like to offer additional comments to update a submission made on 14<sup>th</sup> June 2016.

As you are aware, the site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website ([https://www.wlma.org.uk/uploads/SHIDB\\_Byelaws.pdf](https://www.wlma.org.uk/uploads/SHIDB_Byelaws.pdf)), along with maps of the IDD ([https://www.wlma.org.uk/uploads/210-SHIDB\\_Index.pdf](https://www.wlma.org.uk/uploads/210-SHIDB_Index.pdf)). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

As referenced previously, there are a number of Board Adopted Watercourses located within the site boundary. Any works or structures (including pipe outfalls with associated headwalls) located within 9 metres of any of these Adopted Watercourses will require land drainage consent to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure). The Board seeks to retain a 9 metre wide open maintenance strip on both sides of each Adopted Watercourse. Each respective maintenance strip will need to be accommodated into the plans.

Since submitting comments in 2016, the Board has resolved to undertake a programme of improvement works to certain Adopted Watercourses within the District to increase volume capacity for flood risk management. It is the Board's intention for Adopted Watercourses within the site boundary to be improved under this programme.



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.



Through the process of widening the drain bed and lessening the gradient of the batter slopes, the brink (bank crest) on each side of the watercourse will extend landwards. Effectively, this will alter the measured 9 metre byelaw distance from the brink of each Adopted Watercourse. The Board's flood risk management works are therefore likely to affect the site layout plan. The potential loss of land and change in the watercourse area will need to be accommodated into future site plans and drawings.

If the site drainage strategy involves a direct surface water discharge into a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy ([https://www.wlma.org.uk/uploads/WMA\\_Table\\_of\\_Charges\\_and\\_Fees.pdf](https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf)). The Board may require improvements to be made to a receiving watercourse as a condition of any consent granted.

Any proposals to alter other riparian (private) watercourses, such as by culverting for vehicle crossings, within the development boundary will require consent under the Land Drainage Act (and Byelaw 4). A Commuted Maintenance Fee may become payable if the Board agrees to adopt the new asset(s).

These points are covered in greater detail with the Board's Planning and Byelaw policy which can be found on the Board's Development pages at <https://www.wlma.org.uk/south-holland-idb/home/#Development>. Relevant fees and charges are also published there.

We encourage the applicant to engage with the Board's officers about this development prior to determination of the planning permission and to seek the appropriate permissions via the land drainage consenting process. The consenting process as set out under the Land Drainage Act 1991 and byelaws are separate from planning and the ability to implement a planning permission may be dependent on the granting of these consents.

Thank you for noting these comments made on behalf of the Board.

Yours faithfully,

Philippa

Philippa Noon  
Senior Sustainable Development Officer  
Water Management Alliance