

Online Comment

Application H09-0914-20
Location Land at Fen Road Holbeach Spalding
Proposal Details of boundary treatment, external materials, foul water disposal, site levels, notification relating to archaeological work, details of 2.0 metre wide footway, finished surface levels, surface water drainage scheme, construction management, precautions for mud deposits on road, plan showing areas of publicly accessible open space and management plan for areas of publicly accessible and outdoor play areas (Conditions 4, 5, 7, 8, 9, 11, 12, 13, 14, 15, 16 and 17 of H09-0276-19)

Name South Holland Internal Drainage Board
Address Kettlewell House Austinfields Industrial Estate Kings Lynn PE30 1PH

Date Submitted 21-12-20
For/Against Comments

Re: PLANNING CONSULTATION: AMENDMENT RECEIVED

Reference Number: H09-0914-20

Type CONDITION COMPLIANCE

Dear Sir/Madam,

Thank you for inviting comments on the amendment above. The Board's interests in relation to this submission are with respect to the 9 metre byelaw distance from the brink of the realigned course of Holbeach Old River.

We note a discrepancy in the designation of surface types as illustrated in drawing no's MA11102-600D Main Site Layout (19.12.20) and MA11102/602C Pavement Materials Layout.

For example, drawing no. MA11102-600D identifies 'Footway Construction' running in parallel with the river course between 7 to 9 metres distance but drawing no. MA11102/602C identifies the same feature as a 'Vehicle crossing'. The Board supports the provision of a 'Vehicle Crossing' to provide access to the Private Shared Drive to Plot 3 (as shown in both drawings) and this vehicle crossing has been granted approval in the Board's consent dated 23 October 2020.

We presume that the final kerbing arrangements (drawing no. MA11102/603C 09.12.20) will be contingent on the constructed surface type above (Footway or Vehicle Crossing).

The applicant therefore needs to confirm whether the surface type running parallel with the Holbeach Old River within the 7 to 9 metre byelaw distance is to be 'Footway' or 'Vehicle Crossing' and amend these drawings accordingly.

We note on the External Levels Plan (drawing no. MA11102-601C External Levels Plan 09.12.20) the presence of a Gravel Board/Retaining Wall adjacent to Plot 3 and leading northwards towards Plot 1 and part of the northern site boundary. This Board/Retaining Wall may be emplaced no closer than 9 metres from the brink of the Board's watercourse unless permission is sought from the Board.

As regards Construction Method Statement Amendment 3 (11.12.20) the Board requests that the land within 7 metres of the brink of the Holbeach River is kept clear of obstructions, any heavy plant crossing is kept to a minimum and this area is not to be used for the storage of materials at any time.

Thank you for receiving these comments.

On behalf of South Holland Internal Drainage Board.

Yours sincerely,

Philippa Noon

Sustainable Development Officer

Water Management Alliance