

Our ref: 25_30502_P

14/03/2025

Your ref: H11-0017-25

Site Location: Land between Seagate Road and Wisbech Road Long Sutton Spalding Lincolnshire

Summary of Proposal: Erection of 5 no. Dwellings

Dear Sir/Madam

Thank you for reconsulting the Board on the above application following the submission of amended documents. After reviewing the amended documents, we wish to update our comments.

The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

The Board's Officers have reviewed the amended documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf.

The proposed works are unlikely to be acceptable to the Board (in accordance with the policies outlined within the Board's [Planning and Byelaw Strategy](#)). Resultantly, the Board **objects to this planning application**. The reason for the Board's objection is to avoid likely conflict between the planning process and the Board's regulatory regime (as outlined below) and to prevent increased flood risk in accordance with National Planning Policy Framework.

The Board will consider the proposals in detail on receipt of an application for Land Drainage Consent. The annex at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	Consent required - Objection
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent may be required – refer to the Board's comments dated 21/01/2025
Byelaw 10	Works within 9 metres of a Board maintained watercourse	Not applicable – refer to the Board's comments dated 21/01/2025

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.

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Byelaw 3 (Surface Water)

Upon reviewing the amended documents, more specifically the S104 Surface Water Areas drawing SRLS-BSP-XX-XX-D-C-0144 Rev P07 (BSP Consulting, 07/03/2025) supplied by the applicant, we note that the new impermeable area discharging to the Board's system from this application will be 7728m².

Please note that the Board has previously granted consent under Byelaw 3 of the Board's Byelaws for the discharge of surface water from the first phase at this site based on an impermeable area of 7321m² (under reference 22_06654_C & 22_06657_C on 1st September 2022). We note that there will be an increase in the impermeable area by 407m² as a result of this application.

This increase in impermeable area does not currently have consent from the Board under Byelaw 3 of the Board's Byelaws to utilise the new drainage system which ultimately connects into the Board's system. **The Board therefore objects to this planning application until a new application for Land Drainage consent is made to the Board under Byelaw 3 of the Board's Byelaws.**

Byelaw 3 (Treated Foul Water)

Please refer to the Board's comments dated 21/01/2025

Section 23, Land Drainage Act 1991

Please refer to the Board's comments dated 21/01/2025

Byelaw 10

Please refer to the Board's comments dated 21/01/2025.

Please see the supplementary information overleaf for further detail on the Board's policy and consenting process.

If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Rachael

Rachael Yeowell
Senior Sustainable Development Officer
Water Management Alliance

How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form.

Application forms, application fees and 'Frequently Asked Questions' can be found on the 'Development' section of the Board's website, here:

<https://www.wlma.org.uk/south-holland-idb/home/#Development>

For any additional help please call us on 01553 819600 or email planning@wlma.org.uk.

Byelaws

South Holland IDB Byelaws can be found via the following link:

https://www.wlma.org.uk/uploads/SHIDB_Byelaws.pdf

Mapping

Mapping of the district can be viewed via the following link:

https://www.wlma.org.uk/uploads/210-SHIDB_Index.pdf

Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link:

https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf

Arterial Watercourses

Maps on the Board's website show which watercourses are designated as Arterial Watercourses by the Board. You may also have heard these watercourses referred to as 'Main Drains' or 'Maintained Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially [Paragraph 167](#)) and the [Non-standard technical standards for SUDS](#).
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.