



South Holland Internal Drainage Board
Pierpoint House
28 Horsley's Fields
KING'S LYNN
Norfolk
PE30 5DD

01553 819600
Planning@wlma.org.uk

Our ref: 25_30502_P

21/01/2025

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 your consultation on the above application.

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 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. Please be aware of the potential for conflict between the planning process and the Board's regulatory regime.

As Land Drainage Consent is required, the Board strongly recommends that this is sought from the Board prior to determination of this planning application. The Board will only 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
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent may be required
Byelaw 10	Works within 9 metres of a Board maintained watercourse	Not applicable

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



DEFENDERS OF THE LOWLAND ENVIRONMENT

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Certificate
No:106902021

Certificate
No:106912021

Byelaw 3 (Surface Water)

We expect to see a difference in the impermeable area from the development as a result of this application which proposes to amend the original plot 1 from two-storey dwelling to a bungalow and then the erection of an additional 4 bungalows. Unfortunately, we cannot see that an amended drainage strategy for the site has been submitted as part of this application to take these changes into account. The Board request that an updated drainage strategy is provided which includes revised calculations that take into account any additional contributing impermeable area to drain from the site as a result in the change of house type.

Please also note that the Board have previously granted consent under Byelaw 3 for the discharge of surface water for this site based on the originally proposed impermeable area of 43,878m² (under reference 23_07770_C on 20th April 2023). In order to confirm whether a new consent is required for these additional dwellings, we require confirmation on the new impermeable areas to be created as part of this application.

Please note that the discharge of surface water from any additional impermeable area to a watercourse will require consent under Byelaw 3 and we recommend that the applicant contacts this office to discuss this proposal at their earliest convenience. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS) , therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate.

Byelaw 3 (Treated Foul Water)

I note that the applicant intends to dispose of foul water to a main sewer. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991

I note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) within the eastern site boundary and that there is a proposed turning area to be constructed crossing above this private watercourse. According to the 'Proposed Site Plan', Drawing No. LDC3699-PL-81 Rev B (13/01/2025, LDC), there will be an open section of watercourse either side of this turning area.

However, following the consent issued by the Board (our ref: 22_06654_C & 22_06657_C, dated 01/09/2022) and in accordance with the associated documents 'S104 Drainage Layout 22-0146' Drawing No. SRLS-BSP-XX-XX-D-C-0140-P12 (BSP, 18/08/2022) and the 22-0146 Drainage Calculations Report Revision P05 (BSP 15/08/2022), we are of the understanding that the watercourse in question is to be altered through the construction of a 450mm diameter perforated pipe acting as a filter drain, which will provide attenuation for the on-site drainage system. Additionally, these documents state that this perforated pipe would be adopted by Anglian Water.

In light of the above, the Board requests that the applicant confirms whether this private watercourse will be altered to include the aforementioned perforated pipe and if not, then whether they intend to submit a revised drainage strategy which takes into account this loss of attenuation

Additionally, the Board recommends that adequate space (3-5 metres) is left flat and free from obstruction adjacent to the riparian watercourse in order to enable maintenance by future riparian owners or a designated maintenance company/contractor.

Byelaw 10

There are no Board maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

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.