South Holland Drainage Board

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KING'S LYNN
Norfolk PE30 5DD

01553 819600
planning@wlma.org.uk

Our ref: 26_36689_P

25/09/2026

Your ref: H13-0808-26

Site Location: 199 Eaugate Road Moulton Eaugate Spalding PE12 0XJ

Summary of Proposal: New brickwork outer skin and insulation to existing dwelling, new roof structure and refurbishment works - Retrospective

Dear Jacob Bryan,

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 annexe 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 may be required
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent not currently required
Byelaw 10	Works within 9 metres of a Board arterial watercourse	**Consent required**

In addition to the comments below, please be aware that the Board owns a section of land to which this application relates. As the applicant is proposing works within the curtilage of the Board's land, the Board will require the applicant to enter into a Deed of Easement or suitable alternative.

Duncan Worth (Chairman) Simon Bartlett (Vice-Chairman) Marcus Coleman (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.
www.wlma.org.uk
Citation ISO Certification Quality management ISO 9001: 2015 REGISTERED Certificate No:106902021
Constructionline Gold Member
Citation ISO Certification Environmental management ISO 14001: 2015 REGISTERED Certificate No:106912021

Byelaw 3 (Surface Water)

The applicant has not provided a drainage strategy as part of their application. We note, however, that this application relates to the refurbishment of an existing dwelling, with only a marginal increase in impermeable area from the development, we do recommend that for completeness, a drainage strategy is provided.

If the applicant proposes to use an existing surface water drainage system to dispose of surface water, and this is reliant on infiltration (soakaways), we recommend that you satisfy yourselves that these are in good condition, appropriately sized and are therefore able to adequately drain the surface water from the building, as per current building regulations.

If the applicant proposes new soakaways alongside any existing soakaways, we recommend as per best practice, that ground investigations are carried out to determine infiltration potential. Following this, we would expect further testing in line with BRE Digest 365 to be undertaken if onsite material is considered favourable for infiltration. If additional soakaways are proposed, we recommend that these are appropriately distanced from any buildings, watercourses and any existing soakaways.

If the existing surface water drainage system relies on the discharge of surface water to a watercourse, we recommend that the applicants contact the Board to discuss our requirements and any consents needed. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher.

Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees.

Byelaw 3 (Treated Foul Water)

As noted above, whilst there is unlikely to be any increase in treated foul water from the development, the applicant has not indicated how the foul water from the existing dwelling is disposed of. We therefore request that details of the foul water drainage arrangements are provided.

If the applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees.

Section 23, Land Drainage Act 1991

We note the presence of a Board **owned** arterial watercourse known as B15 Eaugate Drain – South (DRN193P1502) adjacent to the western boundary of the application site. The watercourse separates the red line application boundary from the wider blue line ownership boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

We are not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

Byelaw 10

We note that the applicant intends to carry out works within 9 metres of the aforementioned Board **owned** arterial watercourse to provide usable garden space and suitable off-road parking. **We request that further information regarding the proposed works within 9 metres of the watercourse is provided.** To enable this proposal, consent would be required under Byelaw 10, and we recommend that the applicant contacts this office to make an application for this consent at their earliest convenience. To avoid conflict between the planning process and the Board's regulatory regime, we recommend that the required consent is sought prior to the determination of this planning application.

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 we have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Ella

Ella Thorpe
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 & Consent' section of the Board's website, here: https://wlma.org.uk/development-consent/

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

Byelaws

A copy of the IDB Byelaws can be found via the following link:
https://wlma.org.uk/development-consent/byelaws/

Mapping

Mapping of the district can be viewed via the following link: https://wlma.org.uk/mapping/

Further Guidance

The Board's webpages 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.

Please see the Development and Consent pages on the Board's website via the following link: https://wlma.org.uk/development-consent/

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 WMB 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 planning 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 181) and the National standards for sustainable drainage systems (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 webpages: https://wlma.org.uk/development-consent/