Online Comment

Application	H14-0076-17
Location	Land between No.s 12 and 20 Six House Bank West Pinchbeck PE11 3QG
Proposal	Proposed new-build residential development of 9 units comprising 4 x semi-detached and 5 detached with associated parking and garaging

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Name	Black Sluice Internal Drainage Board
Address	Station Road Swineshead Boston PE20 3PW
Date Submitted	24-02-17
For/Against	Comments

The Board has received the above planning application and has the following comments:

Rainfall Runoff

It is understood that the applicant intends to discharge surface water via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code.

Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Discharge to any watercourse will require prior written consent from the Board.

Disposal of Foul or Dirty Water

The Board notes the use of either a septic tank or a cess pit for the disposal of foul water. If this is case, then the applicant should seek guidance from the Environment Agency.

The applicant is reminded that the discharge of foul water into a watercourse is strictly prohibited.

If the applicant wishes to use bio-treatment units as an alternative, and intends to discharge the treated effluent into a watercourse, then the prior written consent is required.

If soakaways are to be used for any overflow, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code.

Access to Watercourses

The watercourse on the western boundary of the plot/development is a Board-maintained Watercourse.

The Board's Byelaw No 10 states that no structures, whether temporary or permanent, shall be located within 9 metres of the brink of the bank of an open watercourse, without the prior written consent of the Board.

The applicant is reminded of their riparian ownership and maintenance responsibilities for any watercourse, whether open or piped, which bounds or crosses their land.

Ground Levels

It is recommended that the existing ground levels of the site should not be raised above the level of the surrounding land unless measures are taken to prevent possible flooding or waterlogging of the neighbouring land.