Online Comment

Application	H14-0443-18
Location	Cowbit Drove (Off Starlode Drove) West Pinchbeck Spalding
Proposal	Demolition of existing dwelling and outbuildings and proposed replacement dwelling, stables, manege and storage building

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Name	Black Sluice Internal Drainage Board
Address	Black Sluice Internal Drainage Board Station Road Swineshead PE20 3PW
Date Submitted	27-06-18
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

It is understood that foul water from the development is to be discharged via a package or bio-treatment unit.

If the final discharge is to a watercourse, then the Boards consent is required.

If the discharge is to soakaways, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code.

Filling in or Culverting Watercourses

There are believed to be a number of watercourses bounding the site. If the applicant intends to pipe or fill any of these watercourses, then under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed permanent or temporary works or structures, within any watercourse, including infilling or diversion. This includes the replacement of any existing structures.

Consent will also be required from any adjacent landowners who have riparian rights over these watercourses.

The applicant is reminded that under Common Law, the ownership and maintenance responsibility for any watercourse lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board.

Where a section of watercourse lies wholly within a land or property boundary, or lies alongside a highway, then the land or property owner is considered wholly responsible for the ownership and maintenance of that section of watercourse.

Consent Applications

Application forms for any of the above are available on request from this office, or can be downloaded from the Board's website.