
From: Craig Shinkin <Craig@wellandidb.org.uk>
Sent: 03 July 2026 11:48
To: Niland, Mark
Cc: _planningadvice; HighwaysSUDsSupport; Jane Picking
Subject: H14-0532-26 (CS/JP/P/P/3 - Full) - Land off Bervor Close, Pinchbeck, PE11 3ZN

CAUTION: This message originated from outside of your organisation. **DO NOT** click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please report with the phish alert button.

Dear Mark,

Planning Application: H14-0532-26 (Full – Construction of BIO-LNG Refuelling Station)

Thank you for your consultation.

I have been engaged in informal discussions with the agent for the proposed scheme and am now able to provide my comments.

The Board's Wardentree Lane Dyke pipeline bounds the site along the south and is afforded the protection of a nine metre byelaw distance. This prevents anything new being placed within this distance without the prior written consent of the Board. Therefore, the proposed gate and fencing will require consent from the Board prior to works commencing on site and dimensioned plans should be provided to the Board clearly annotating proximity to the Board's asset.

As the Board's pipeline is being crossed over with a proposed new access, levelled survey drawings should also be provided to the Board detailing the difference in levels between the crown of the Board's pipeline and the closest material alteration crossing over it. This is particularly important given the nature of the heavy vehicles that will be accessing and egressing the site.

The proposed surface water discharge from the site requires the prior written consent of the Board should planning permission be granted. Any application is subject to the agreement of technical details, payment of the application fee as well as payment of the relevant development contribution. Based on a total impermeable area of 0.398 ha and a maximum flow restricted to 3 litres/second, this results in a development contribution of £10,073.30 payable in advance of connection. Please note that development contributions are subject to annual increase in line with RPI.

If any watercourses are to be altered in any way on site as part of the development then the prior written consent of the Board would be required.

Yours sincerely,

CRAIG SHINKIN
Planning & Enforcement Officer



Deeping House
Welland Terrace
Spalding
PE11 2TD
www.wellandidb.org.uk

Tel: 01775 725861

The e-mail you have received and any files transmitted with it are intended solely for the use of any individual or entity to whom they are addressed. However, the information may be subject to public disclosure under the Freedom of Information Act 2000. Unless the Information is legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

All e-mail sent to or from this address will be processed by Welland and Deepings Internal Drainage Board E-mail system and as such may be subject to recording and/or monitoring in accordance with relevant legislation.

If you have received this e-mail in error please notify the sender immediately by using the e-mail address or telephone +44 (0) 1775 725861