

Online Comment

Application	H14-0908-23
Location	Land North of Gatehouse 86 Langhole Drove Pinchbeck PE11 3SS
Proposal	Details of foul & surface water disposal to separate systems, contamination of land or pollution of controlled waters & proposed boundary treatments (Conditions 4, 5 (Part i) & 8 of H14-0402-23)

Name	Black Sluice Internal Drainage Board
Address	Station Road Swineshead Boston PE20 3PW

Date Submitted	08-11-23
For/Against	Objections

The Board has reviewed the documentation for this application and has the following comments:

1. Rainfall Run-off - as per the Boards previous comments to the original application, the site has been known to flood from groundwater and overland flows during short duration storm events or prolonged heavy rainfall. The applicant has indicated that infiltration will be used, but has not provided any evidence that infiltration will work on the site. The Board believes that the current proposals will effectively create an area of standing water. The Board therefore OBJECTS to the applicants proposals and requests that adequate testing is carried out, as per BRE Digest 365, and the results submitted to the planning authority. Should the results prove negative, then the applicant must submit an alternative scheme to the planning authority for approval. The applicant is reminded that any discharge to any watercourse will require the prior written consent of the Board and a discharge fee will be payable.

2. Foul water discharge - the Board notes that the proposed treatment unit will discharge to the adjacent watercourse on the western boundary. If this is the case, then as per our previous response, the prior written consent of the Board is required and a discharge fee will be payable.

3. Watercourses - the applicant is reminded that within common law they will be responsible for the ownership and maintenance of the watercourses on the west, east, and southern boundaries in toto, and have shared responsibility for the watercourse on the northern boundary. Failure to maintain these watercourses will inevitably cause future flooding on the site. Any proposed fencing should be placed back from the watercourse to allow room for future maintenance.

4. Culverting - the Board notes the proposed use of an existing access culvert. The condition of this culvert is unknown. If the culvert requires replacement, now or at any time in the future, then under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required. This is mandatory.