

## Online Comment

**Application** H14-1200-22  
**Location** NORTHGATE HOUSE NORTHGATE PINCHBECK PE11 3SQ  
**Proposal** Change of use of land to B8 storage and distribution - retrospective

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

**Date Submitted** 09-01-23  
**For/Against** Comments

FAO Catherine Sutton.

The Board have the following comments:

1. The applicant has indicated that a sustainable drainage system is to be used, this believed to be infiltration or soakaways. Provided the applicant has carried out suitable testing to ensure that such methods are suitable, then the Board have no further comments. However, if soakaways/infiltration are subsequently found to be unsuitable, then the applicant will be responsible for all damages caused to their own and any adjacent properties should flooding be caused by the development.

2. There is understood to be an open watercourse on the northern boundary. This watercourse is not owned or maintained by the Board. The applicant is reminded that within common law, they are responsible for the riparian ownership and maintenance for this and any other watercourses which may bound or cross the property concerned. If the applicant wishes to place any structures, such as piped culverts, within any watercourse, then they must obtain the prior written consent of the Board, as per Section 23 of the Land Drainage Act 1991. This is mandatory.