

Our ref: 25_32649_P

27/05/2026

Your ref: H16-0692-25

Site Location: Land to the South of Holbeach Road
Spalding Lincolnshire PE12 6JP

Summary of Proposal: Development of Site
to provide a Food Store and Drive-Thru,
along with all Associated Works and Access

Dear Sam Dewar,

Thank you for consulting the Board on the amended plans submitted in relation to planning application H16-0692-25. Having reviewed the additional documents available on the planning portal, we wish to update our comments. The advisory comments set out in our previous letters dated 18/08/25 and 10/12/2025 remain valid and should be read in conjunction with the comments below.

The Board's Officers have reviewed the documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf. Please be aware of the potential for conflict between the planning process and the Board's regulatory regime.

As Land Drainage Consent is required, the Board strongly recommends that this is sought from the Board prior to determination of this planning application. The Board will only consider the proposals in detail on receipt of an application for Land Drainage Consent. The annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	Consent required
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent required
Byelaw 10	Works within 9 metres of a Board arterial watercourse	Not applicable

Duncan Worth (Chairman)

Simon Bartlett (Vice-Chairman)

Phil Camamile (Chief Executive)

Constituted by The Anglian Water Authority (South Holland Internal Drainage District) Order 1974,
Statutory Instrument 1974 No.1209. Reconstituted in 1993. Statutory Instrument 1993 No.453.

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Byelaw 3 (Surface Water)

Our comments regarding the surface water discharge for the site remain unchanged from our previous comments. The 'Drainage Strategy Sheet 1 of 2' (1506/54/SK05.01, Rev A, ARP, 28.10.25) and 'Drainage Strategy Sheet 2 of 2' (1506/54/SK05.02, Rev A, ARP, 29.10.25) drawings indicate that the applicant proposes to discharge surface water via a pumping station and rising main located to the east of Unit 2, which would then discharge into the existing piped section of watercourse to the north of the A151. **This proposal will require consent from the Board under Byelaw 3.**

The Board recommends that any discharge is in line with the [National standards for sustainable drainage systems \(SuDS\)](#) (published in June 2025) as well as the Board's policy as detailed within our [Planning and Byelaw Strategy](#). Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our [Development Control Charges and Fees](#).

In addition to the above, we would like to take this opportunity to make the applicant aware that should they discharge surface water temporarily to a watercourse (i.e. ground dewatering during construction), additional temporary consent is required under Byelaw 3.

Byelaw 3 (Treated Foul Water)

Our comments regarding the treated foul discharge for the site remain unchanged from our previous comments. The 'Drainage Strategy Sheet 1 of 2' (1506/54/SK05.01, Rev A, ARP, 28.10.25) and 'Drainage Strategy Sheet 2 of 2' (1506/54/SK05.02, Rev A, ARP, 29.10.25) drawings indicate that the applicant proposes to discharge foul water, following treatment by a package treatment plant, via the surface water pumping station and rising main located to the east of Unit 2, which would then discharge into the existing piped section of watercourse to the north of the A151. **This proposal will require consent from the Board under Byelaw 3.**

Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our [Development Control Charges and Fees](#).

Section 23, Land Drainage Act 1991

We note from the 'Proposed Site Masterplan' (19627-THPW-00-XX-DR-A-1000, The Harris Partnership, 02.25) that access is now proposed to the west of the development site from the A16, in addition to the access from the north via the A151. The watercourse along the western site boundary has recently been piped by Lincolnshire County Council as part of the Springfield Roundabout improvement works. The applicant must ensure that discussions are held with Lincolnshire County Council in its capacity as Highways Authority to confirm that the piped section of watercourse can accommodate the weight of HGV traffic, and any drainage infrastructure reliant on filtration is not compromised. Upgrades to the pipe may be necessary to facilitate this access. Any alterations to the piped section of watercourse required to accommodate the proposed access, or alterations to any other watercourse within or surrounding the development site, will require the Board's prior written consent under Section 23 of the Land Drainage Act 1991.

Following on from our letter dated 18/08/2025 and 10/12/2025, and subsequent discussions with the agent, we understand that further investigative and survey work is proposed in relation to the watercourse within the site boundary (beneath proposed Unit 2), as part of any future discharge of conditions or reserved matters submissions. We request that a condition be applied to any forthcoming planning permission with wording similar to the following:

“The developer shall undertake environment surveys to determine whether any protected species are present on site, in particular on and around the watercourse proposed to be infilled. If protected species are identified on site, the applicant is responsible for ensuring compliance with Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), and for obtaining an appropriate licence from Natural England (where necessary). Where mitigation measures are identified as necessary to mitigate any impacts on a protected site or species, these must be undertaken and implemented in full. Evidence of all surveys, assessments and screening should be provided to the Internal Drainage Board prior to any applications under Section 23 of the Land Drainage Act 1991 being submitted to the Board.”

We would expect the following information to be submitted as part of any discharge of conditions application:

- A survey of the drain and a detailed investigation, including excavations into the bank and the upstream and downstream extents of the watercourse, to determine whether it is connected to the wider drainage network.
- Evidence of the current volumetric capacity of the watercourse, and details of how any loss of capacity has been accounted for within the site design.
- A Preliminary Ecological Appraisal (PEA) of the site, with particular focus on the watercourse proposed to be infilled. Depending on the findings of the PEA, any additional environmental surveys, including water vole surveys, should be undertaken and the findings, including any mitigation measures, provided to the Board.

It is important to note that regardless of whether water is present in the watercourse, whether the watercourse is privately maintained, or whether it functions solely as a field boundary drain, all watercourses play an important role in local drainage and habitat provision. It is therefore essential that the appropriate investigations are undertaken. The Board will require this evidence to be submitted alongside any applications made under Section 23 of the Land Drainage Act 1991.

Byelaw 10

There are no Board arterial watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Please see the supplementary information overleaf for further detail on the Board’s policy and consenting process.

If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements we have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Ella

Ella Thorpe
Senior Sustainable Development Officer
Water Management Alliance

How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form.

Application forms, application fees and 'Frequently Asked Questions' can be found on the 'Development' section of the Board's website, here:

<https://www.wlma.org.uk/south-holland-idb/home/#Development>

For any additional help please call us on 01553 819600 or email planning@wlma.org.uk.

Byelaws

South Holland IDB Byelaws can be found via the following link:

https://www.wlma.org.uk/uploads/SHIDB_Byelaws.pdf

Mapping

Mapping of the district can be viewed via the following link (choose 'dynamic map' for interactive maps):

<https://www.wlma.org.uk/south-holland-idb/boards-area/>.

Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link:

https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf

Arterial Watercourses

Maps on the Board's website show which watercourses are designated as Arterial Watercourses by the Board. You may also have heard these watercourses referred to as 'Main Drains' or 'Maintained Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially [Paragraph 167](#)) and the [National standards for sustainable drainage systems \(SuDS\)](#)
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.