

Our ref: 25_33876_P

16/12/2025

Your ref: H16-1089-25

Site Location: Bridge Farm Holbeach Road
Spalding PE12 6JP

Summary of Proposal: Proposed conversion of existing barns to office use and the development of a padel club on adjacent land

Dear Sir/Madam,

Thank you for your consultation on the above application.

The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

In addition to the comments below, please be aware that the Board owns a section of land to which this application relates and has not been given the requisite notice required nor is the Board listed in Certificate B of the Application Form. As the applicant is proposing works within the curtilage of the Board's land the Board will require the applicant to enter into a legal agreement with the Board, as outlined here: <https://wlma.org.uk/development-consent/board-owned-land/>.

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.

The proposed works are unlikely to be acceptable to the Board (in accordance with the policies outlined within the Board's [Planning and Byelaw Strategy](#)). Resultantly, the Board **currently objects to this planning application**. The reason for the Board's objection is to avoid likely conflict between the planning process and the Board's regulatory regime (as outlined below) and to prevent increased flood risk in accordance with National Planning Policy Framework.

The Board will 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.

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 / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	OBJECTION
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent required
Byelaw 10	Works within 9 metres of a Board arterial watercourse	OBJECTION

Byelaw 3 (Surface Water)

We are pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development, as evidenced within the “Surface & Foul Water Drainage Strategy”, (SW25-346-REP-01A, Shields Wilson, Oct 25). The infiltration basin has been sized to attenuate storms up to the 1 in 100 year + climate change uplift and permeable surfaces used for the road and parking areas.

However, the infiltration calculations are not in line with BRE Digest 365, which states that a trial pit should be filled and drained three times in succession, with the slowest infiltration rate of the three tests used for design. Therefore, we recommend that further infiltration testing is carried out in line with BRE Digest 365 (or equivalent) to determine the efficiency of infiltration at this site.

Please could the applicant/agent clarify if there will be an overflow pipe from the attenuation basin? The Board have concerns that should the attenuation basin overflow, either the site will be flooded, or surface water will discharge into a nearby riparian watercourse and enter the wider drainage network. In which case, the drainage strategy would not be wholly reliant on infiltration and consent would be required under Byelaw 3. The Board recommend that any discharge is in line with the [National standards for sustainable drainage systems \(SuDS\)](#) published in June 2025. Further to the National Standards for SuDS, the Board’s policy is to restrict discharges to 2//s/ha or annual average flood flow rate (QBar or QMed), whichever is higher.

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](#).

Byelaw 3 (Treated Foul Water)

The applicant has indicated that they wish to discharge treated foul water to the Board owned arterial watercourse (known as R07 Lords (DRN208P0702)) via two separate outfalls following treatment in a package treatment tank. This proposal will require consent 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](#).

However, the Board currently objects to this proposal. The positioning of the headwalls in the drawing titled “Proposed basin & dyke drainage sections & details” (SW25-346-006, Rev A, Shields Wilson, Oct 25), suggests that the bank will be altered to fit the headwalls, **which is not acceptable to the Board.** We recommend that the headwalls are cast in-situ to prevent the need to alter the bank. Additionally, as mentioned at the beginning of this letter, we will require the applicant to enter into a legal agreement with the Board in relation to the installation of these headwalls in the Board owned watercourse. We request that the applicant contacts us to discuss this further with our Estates Officer.

We also suggest that the agent contacts us to discuss the levels within the Boards arterial watercourse to ensure the outfalls are not submerged as suggested in the drawing titled "proposed drainage strategy and flood exceedance arrangement" (SW25-346-005 Rev A, Shields Wilson, Oct 25).

Please note that both drawings SW25-346-006 and SW25-346-005 state that a permit from the Environment Agency may be required for the treated foul water discharge to the Boards arterial watercourse, however, this is not the case and only consent from the Board is required.

Section 23, Land Drainage Act 1991

As previously mentioned, there is a Board owned arterial watercourse (known as R07 Lords (DRN208P0702)) adjacent to the southern site boundary and works are proposed to alter this watercourse including a replacement culvert, as shown in the drawing titled "Proposed padel courts and office building" (SW25-346-015, Shields Wilson, Oct 25). To enable this proposal, consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4). As mentioned at the beginning of this letter, we require the applicant to enter into a legal agreement with the Board in relation to the proposed replacement culvert in the Board owned watercourse. We request that the applicant contacts us to discuss this further with our Estates Officer.

The Board have concerns with the current design of the culvert, including the following:

- The angle of the culvert ends do not need to be sloped. We would accept the culvert ends to have a vertical face (up to 3 bags above the crown of the pipe) and then sloped upwards. This would also provide the applicants with a wider verge and visibility splay.
- Limited details have been provided regarding the pipe material, surround and infill material of the culvert. The Board are able to provide a standard detail drawing of the information required if the applicant/agent would like to approach us to discuss this further.
- We are happy with the proposed 1050mm diameter of the replacement culvert. However, we would request that the new invert level is lowered to 0.60m O.D.N to allow for future improvements.

We are not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

Byelaw 10

We note that the applicant intends to carry out multiple works, including a tarmac access road, two car parks, fencing, gates and tree planting within 9 metres of the aforementioned Board arterial watercourse. These proposals are not acceptable under the Board's [Planning and Byelaw Strategy](#), **therefore the Board objects to these proposals.**

The document "Proposed drainage strategy and flood exceedance arrangement" (SW25-346-005 Rev A, Shields Wilson, Oct 25), indicates the Board's 9 metre Byelaw Zone (measured from the brink of the Board's arterial watercourse) in yellow. **The Board request that no new works are installed within this 9 metre Byelaw Zone, and that it is kept clear to allow the Board to complete its statutory maintenance duties.** We would welcome a meeting with the applicant to discuss an alternative design which facilitates both the Board's requirements and the applicant's site design.

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.