South Holland
Drainage Board

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Ashley King (Developments) Limited
1 Goodison Road
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PE12 6FY

Our Ref: 21_04017_C
Your Ref: H22-0887-21

25 April 2022

Dear Sir,

Notice of Intention to Grant Consent to discharge surface water run-off into watercourse: Residential development of 68 plots at Land to the north of High Road, Weston, Spalding, Lincolnshire, PE12 6JU

Further to your application for the above, I am pleased to be able to provide notification of the Board's intention to grant consent under the terms of its Byelaws and the Land Drainage Act 1991 for the discharge of surface water run-off from the proposed development (as shown in your application) to the riparian watercourse to the north of High Road, Weston, Spalding, Lincolnshire, PE12 6JU. Formal consent will be issued once the conditions and specification of the consent have been accepted by yourself by completing the details at the bottom of this letter and returning it to us **within 28 days from today's date**. Failure to sign and return this element of the letter will result in this notification of intention to grant consent being null and void.

The purpose of this Notice:

Please be aware that this *'Notice of Intention to Grant Consent'* letter does not constitute a formal consent. Instead, this letter lists the conditions and specifications of the proposed consent, and asks you to confirm acceptance of these.

If you are ready to accept the conditions:

You should only sign the form on page 8 of this notice if you are ready to accept the conditions and specifications listed below. Once returned formal consent will be issued alongside an invoice for the Surface Water Development Contribution detailed within condition C3. To avoid

QMS ISO 9001 : 2015 REGISTERED QUALITY MANAGEMENT Certificate No:10690/2021

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.

QMS ISO 14001 : 2015 REGISTERED ENVIRONMENTAL MANAGEMENT Certificate No:10691/2021

'reserving' volumetric capacity within the catchment, this notice is only valid for 28 days from the date of this letter

If you are not ready to accept the conditions:

If you are not ready to accept the conditions and specifications of this consent (for example if the proposals shown within your application were indicative, or if you are awaiting planning permission) please let us know and we will mark your application as withdrawn by applicant. You should not sign and return the form on page 8 of this notice.

Despite not being able to progress to receiving formal Land Drainage Consent, this notice will likely provide an assurance to you that, at the time of submission, the Board considered that the catchment had capacity for your proposals. This assurance may also prove useful other interested parties, such as the Local Planning Authority.

When ready, you can re-apply for Land Drainage Consent with increased confidence regarding the ability of the system to accept surface water from the site (assuming no material changes to the catchment's volumetric capacity has occurred). However, please be aware that despite the assurances provided by an elapsed 'notification of intention to grant consent', consent is not guaranteed and there remains a risk that the capacity required by the development will not have been retained in the system by the time the applicant (or their successors) wish to re-apply for Land Drainage Consent.

Conditions:

C1 Officers must be allowed to inspect the works if they request to do so. Please complete the Notice to Commence Works form included with this consent and return (via email or post) to the Board or alternatively please call this office to notify the Board of when you intend to start construction.

C2 Consent is granted subject to the proposed works being completed within 3 years of the date of this letter. Failure to complete the works in accordance with this time period, and/or in compliance with the conditions contained in this letter, may result in this consent being invalidated and could necessitate the removal or remediation of any works. Within this time period the consent cannot be sold, inherited or otherwise passed on without prior written agreement being obtained from the Board, unless the works have previously been completed in accordance with the conditions/specification contained herein.

C3 A one-off Surface Water Development Contribution is due to the Board to cover the increased flow and volume in its maintained drainage network. Payment is due once consent is granted. The Surface Water Development Contribution for this consent is £15,675.03, representing 12,530 m² of additional impermeable surface. This is charged at £12.51 per m^2 and 10% of the contribution rate as per the Board's Development Control Charges and Fees document. This reflects the rate and volume of discharge proposed as part of this application.

C4 No impermeable surfaces which drain to a watercourse (whether directly or indirectly), other than the 12,530 m² (1.25 hectares) representing the residential dwellings and road surface only (see figure 2 below) and approved as part of your current application, are to be constructed on site unless prior written consent is obtained from the Board.

C5 Consent is granted subject to:-
(a) The buyer of each plot being provided with a copy of the Grant of Consent

(b) Each Transfer of any riparian plot or land within the existing Land Registry Title LL407658 is to contain wording informing future purchasers of the plots or land of their duty to maintain the drain to ensure that proper flow of water is not impeded.*

**While not a condition of consent, it is the Board's preference that the proposed residential plots extend to the watercourse where possible, even where a management company is due to operate.*

The applicant is reminded that as the riparian landowner they, and their successors in title, are responsible for ensuring the watercourses are not in such a condition that the proper flow of water is impeded.

C6 This document cannot be taken to mean that the recommended works will comply with the requirements of any other interested parties, including third party landowners. It's the applicants responsibility to seek the approval of any landowners impacted by these works. The Board recommends seeking written approval from the landowner for all elements of the works outside of the grantee's own landholding. The Board cannot be held liable if the works outlined in this letter are carried out and are not acceptable to any other interested party, or for any possible implications arising from this.

C7 Before the completion of the onsite drainage system and the connection of a surface water discharge to the watercourse, works to improve the condition of the riparian watercourse running along the eastern boundary of the site must be carried out. The current condition of the watercourse is noted to be significant overgrown, ditch clearance of this section from the approximate location 528754, 324832 to 528721, 324943 (as shown in figure 1 below) should be undertaken to ensure conveyance of flows.

Recommendation

R.1 Whilst not a condition of the consent, the Board highly recommends that a 3 – 5 m wide maintenance strip be included within the site layout to allow easy access to the riparian watercourses running along the northern and eastern boundary of the site, allowing private land owners to carry out future maintenance.

Specifications:

S1 Attenuation details: Attenuation on site shall be provided through the construction of filter drains and an attenuation basin (with a minimum volume of 1202 m^3) built in accordance with the submitted drawings AHL-1570-01-DR-001 P4 (Inspire Design & Development, 10/03/2022) and AHL-1570-01-DR-024 P2 (Inspire Design & Development, 10/03/2022), and the Surface Water Design Calculations, Doc. Ref: surface water FEH.pdf (Inspire Design & Development, 03/03/2022). In line with these submitted drawings the attenuation basin and the filter drains must together provide sufficient storage to safely accommodate a 1/30 + climate change event and only minimal external flooding (contained wholly on-site) in the 1/100+climate change events, as evidenced in the above referenced calculations.

S2 Discharge rate: The discharge of surface water run-off from this site is to be limited to a maximum rate of 5 litres per second under all circumstances through the use of a 150 mm diameter flow control orifice located at S18 in accordance with the submitted plans drawing AHL-1570-01-DR-001 P4 (Inspire Design & Development, 10/03/2022) submitted with your application. Any exceedance of the afore-mentioned maximum discharge rate may lead to further action being taken by the Board.

S3 Outfall details: Consent is for the installation of a 300 mm diameter outfall pipe at invert level 1.451 with associated headwall to be constructed in the riparian watercourse to the north of High Road, Weston, Spalding, Lincolnshire, PE12 6JU and at the approximate location 528666, 324888 as shown in drawing number AHL-1570-01-DR-001 P4 (Inspire Design & Development, 10/03/2022) submitted with your application.

S4 Headwall: Where constructing a new outfall this should enter the watercourse through a suitably-sized pre-cast concrete recessed headwall unit (as shown in Drawing number AHL-1570-01-DR-011 (Inspire Design & Development, 25/11/2021)). The headwall and pipe should be installed so that no part protrudes beyond the existing bank profile at any point.

S5 Revetment: You should ensure that the outfall from this drainage system has suitable erosion protection below the discharge pipe and across the drain bed to prevent any scouring of the bank of the watercourse. All erosion protection must be dug into the bank so that no item protrudes beyond the existing batter profile at any point. All material which is excavated as part of the headwall installation is to be removed from the watercourse, with the area around the new headwall and erosion protection restored to its previous condition as soon as possible.

S6 The new surface water outfall pipe as described in S3 above, must be fitted with a non-return flap valve to prevent any back flows, as this area is particularly vulnerable to high water levels.

In addition to the above, please be aware of the following informative conditions.

I1 All references in this letter to the Board are to be construed as including successor organisations to the current Board.

I2 No part of this consent shall adversely affect the Board's rights or responsibilities as defined in the Land Drainage Act 1991 or in its Byelaws, unless those rights or responsibilities are expressly varied herein.

I3 Other than the works consented in this letter, you must not make alterations to any watercourse, or otherwise infringe the Board's Byelaws or the current or any future Land Drainage Act, unless prior written consent is obtained from the Board.

I4 This consent cannot be taken to mean that the proposed works will comply with the requirements of any other interested parties, including the Local Planning Authority, Water Company, land owners or occupiers, and it's your responsibility to ensure that they do. The Board cannot be held liable if the works outlined in this letter are carried out and are not acceptable to any other interested party, or for any possible implications arising from this.

I5 The Board cannot be held liable for damage to any services crossing, or adjacent to, the areas of land where you will be undertaking these works, howsoever caused. It is therefore entirely your responsibility to locate and avoid any such services.

I6 It is the applicant's responsibility to ensure no loss of protected species or habitat as a result of the consented works. This may require the undertaking of an environmental survey. You should seek specialist advice as to the need for this and implement mitigation if specified.

I7.2 The discharge is to consist solely of surface water run-off and must not include any treated foul water (unless otherwise consented separately). All surface water discharged to the watercourse must be free from contamination.

I8.1 The applicant is responsible and liable for the design and installation of the proposed works. Where there are any problems caused to others due to these planned or associated works, then the applicant will be held liable and be responsible to ensure that these are rectified.

I9 It's possible that the outfall from this drainage system may be submerged during times of high rainfall and flows. The Board cannot be held liable should this cause any problems in your drainage systems. The effect of a submerged outfall may be to restrict the rate of discharge from the system. This constraint may require additional storage capacity to be provided in your system. It may also be advisable to install a non-return valve or flap on the end of the discharge pipe or outfall structure to limit the impact of high water levels in the receiving watercourse on your system.

I10.1 The Board is not responsible for the operation and ongoing maintenance (including repair) of the outfall or any elements of the drainage system served by the outfall. You must ensure that responsibility for ownership, maintenance and operation of each and every element of the drainage system that is part of the proposed works and that is served by the outfall is clearly-defined and transferred to the relevant Risk Management Authority, Management Company or individual property owners as appropriate. For the purposes of clarity, where the land or property owner is also the riparian owner, they are responsible for the maintenance of their sections of the watercourse.

I12 The works are all to be undertaken entirely at your expense.

Site Plans

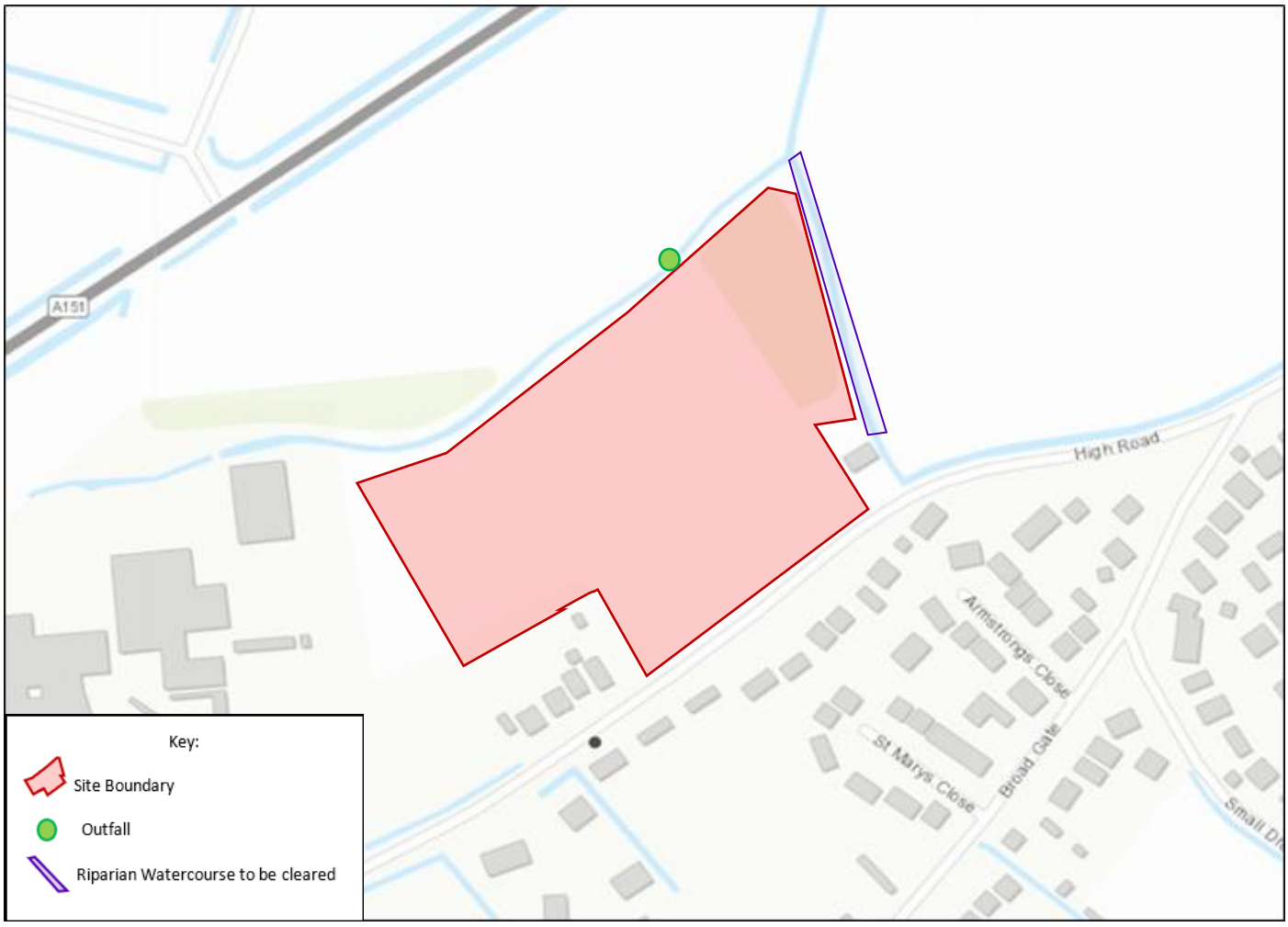


Figure 1: Site location plan. Site area highlighted in red, surface water outfall indicated by green circle, riparian watercourse to be cleared highlighted in blue. (Ordnance Survey Licence N. 100029527, Crown Copyright 2022, all rights reserved).

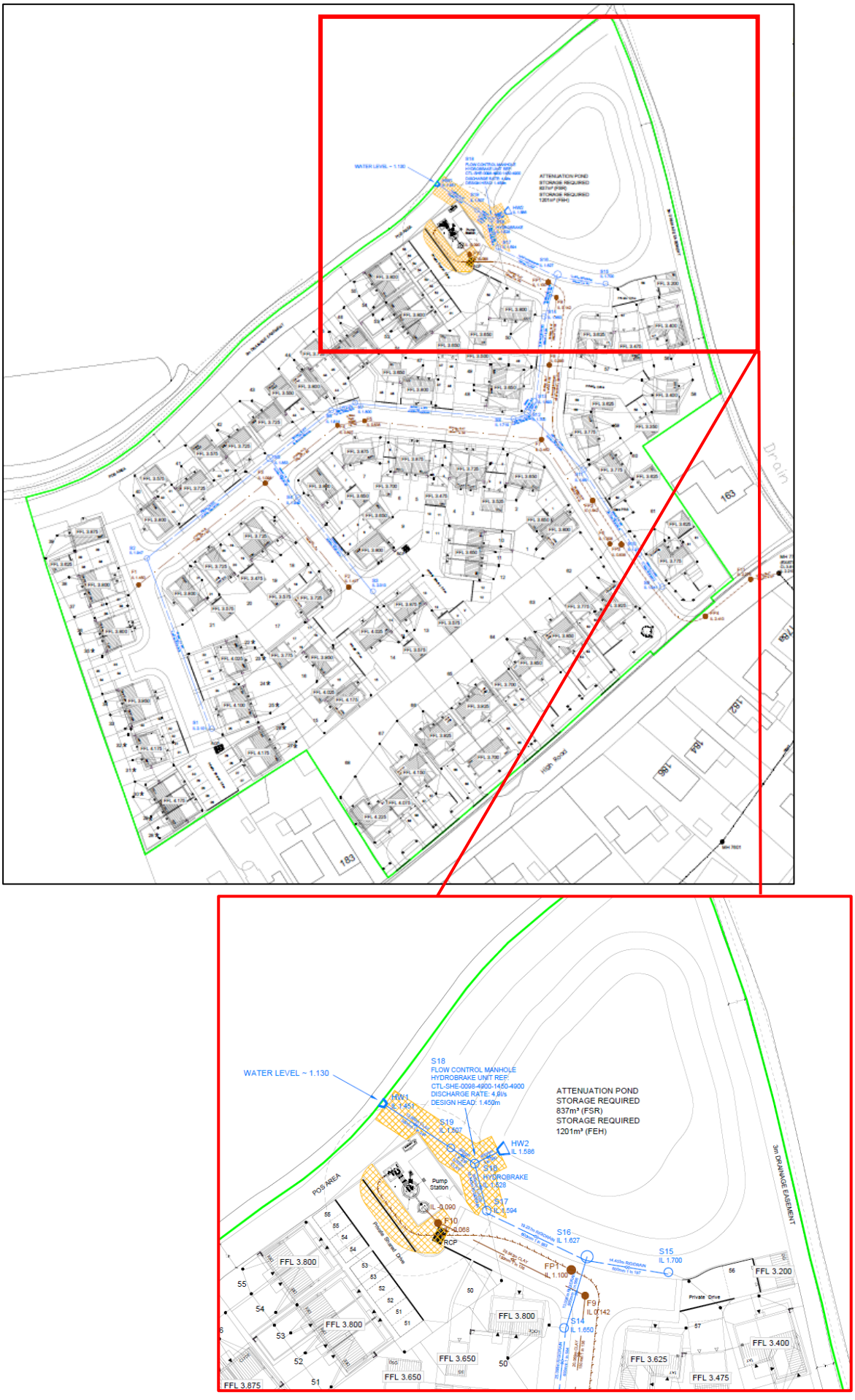


Figure 2: Extract from drawing number AHL-1570-01-DR-001 P4 (Inspire Design & Development, 10/03/2022) submitted with application.

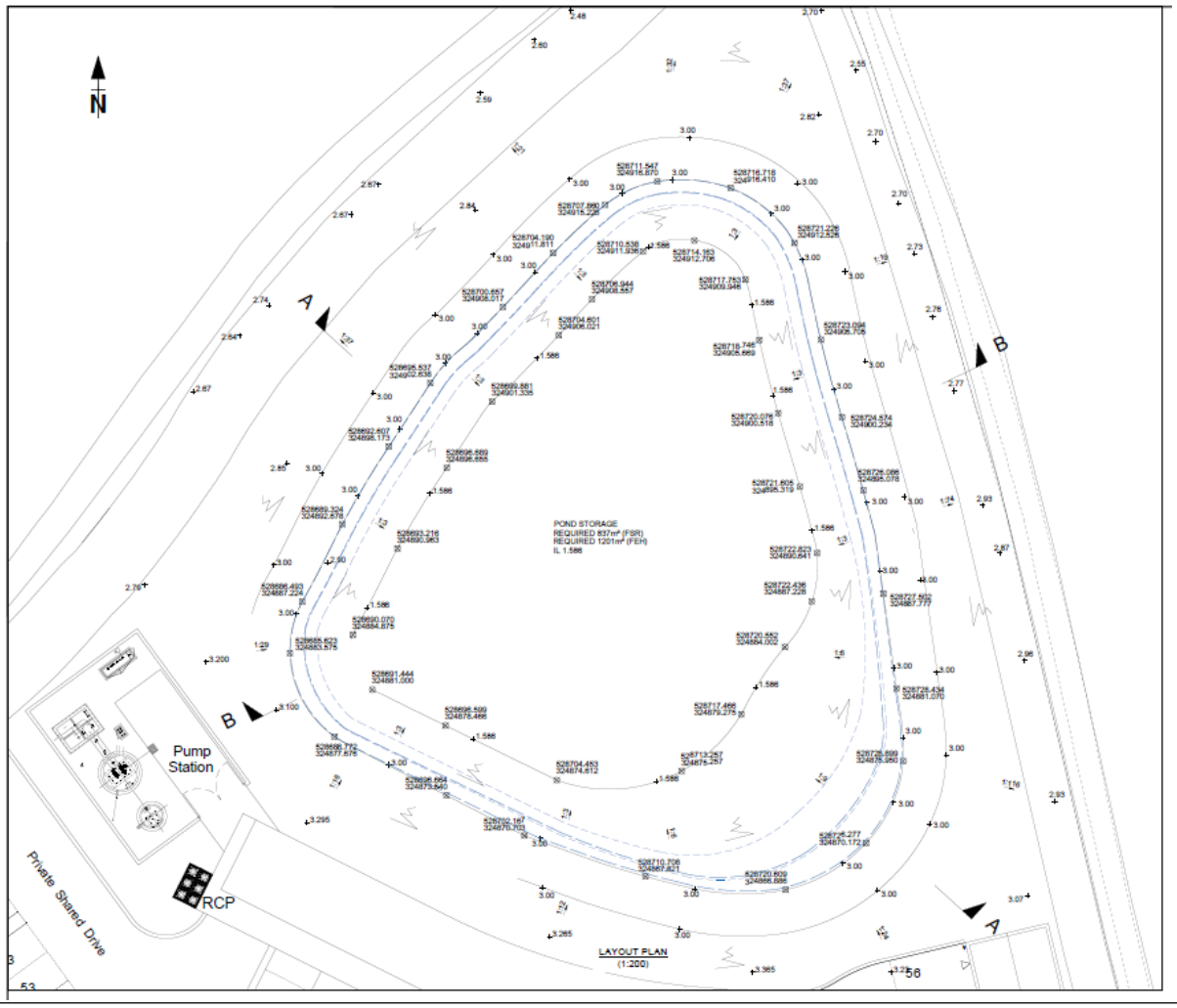


Figure 4: Extract from drawing number AHL-1570-01-DR-024 P2 (Inspire Design & Development, 10/03/2022) submitted with application.

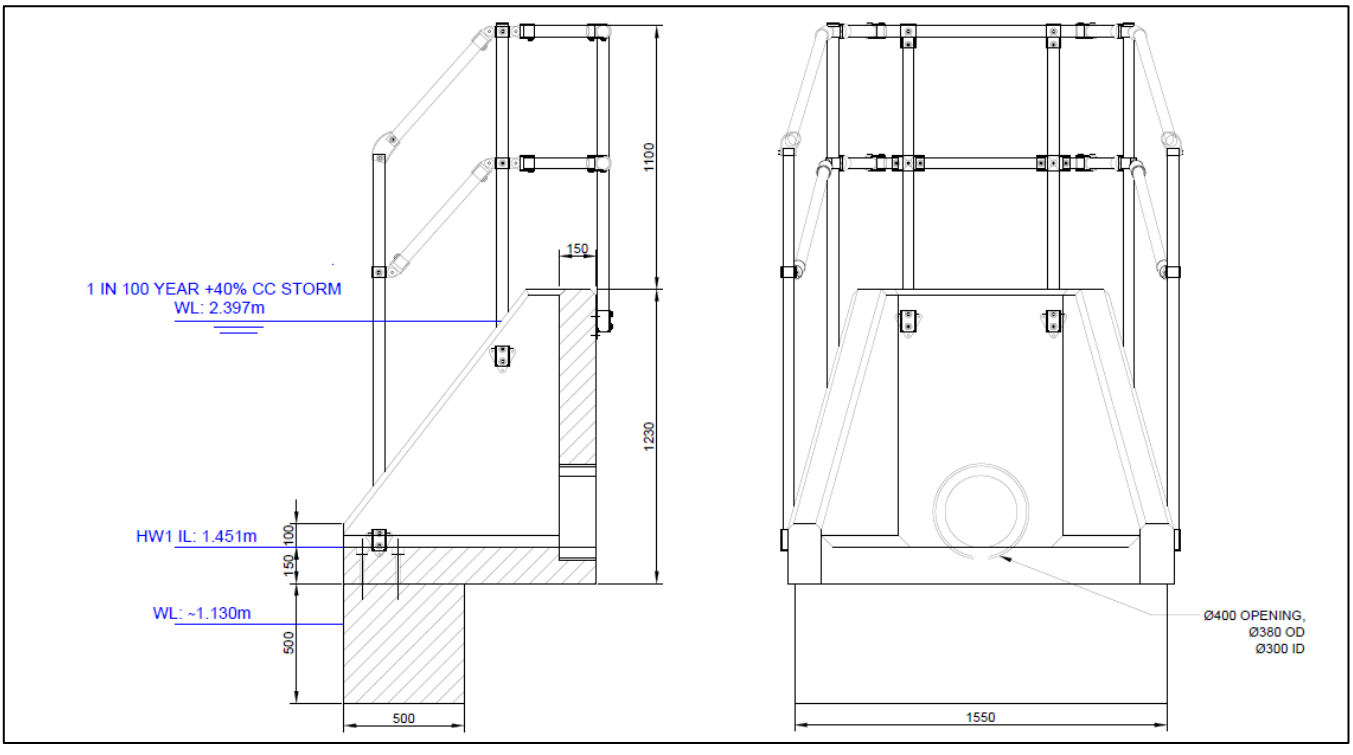


Figure 4: Extract from drawing number AHL-1570-01-DR-011 (Inspire Design & Development, 25/11/2021) submitted with application.

Acknowledgement of conditions for proposed consent

The granting of consent by the Internal Drainage Board for the activities and works described within your application form submitted to us (Water Management Alliance ("WMA") reference 21_04017_C) will be subject to compliance with conditions and specifications as stated above.

Before consent can be granted we require you to acknowledge and accept the conditions set out above. As such, please can you print, sign and return this form to the address above or via email to planning@wlma.org.uk **within 28 days from today's date**.

WMA Ref: 21_04017_C
I, the applicant of the above referenced application for consent, acknowledge and accept the conditions and specifications set out above.

Specifically, any reference to conditions includes all conditions relating to the payment of Surface Water Development Contributions, Commuted Maintenance Fees and the entering into Deeds of Indemnity, Deeds of Covenant and/or Licence Agreements.

Name: _____ Position: _____

Address: _____

Signed: _____

Date: _____

If you require any further information, please do not hesitate to contact me.

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance