
From: Planning Department <planning@wlma.org.uk>
Sent: 22 May 2026 09:10
To: _planningadvice
Subject: RE: 4. Amendment Consultation
Attachments: 26_35049_P SHIDB.pdf

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Our ref: 26_35049_P
Your ref: H23-0171-26
FAO: **Dan Allen**

Good morning,

Thank you for your consultation on the amended plans for planning reference: H23-0171-26.

We have reviewed the amendment documents submitted as part of this application. We have no additional comments to make from our previous response dated 15/04/2026 and attached for your reference.

Kind Regards,

Ella



Ella Thorpe, BSc (Hons), MSc, MCIWEM
Senior Sustainable Development Officer
Water Management Alliance
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Advanced notice of leave: 8th – 12th June

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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 20 May 2026 11:58
To: Planning Department <planning@wlma.org.uk>
Subject: 4. Amendment Consultation

PLANNING CONSULTATION: AMENDMENT RECEIVED

Reference Number: H23-0171-26

Type RESERVED MATTERS

Proposal: Residential Development of Four Bungalows - outline approval H23-0827-22

Location: Off Stockwell Gate Whaplode

Applicant: Mr J Welch

Amended Information:

Amendment 2 - Amendment in relation to removal of plot & change in layout

The Council have received an amendment to the above application and would be pleased to receive any further observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **4th June 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Dan Allen** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

Consult_Email_Amend ODB95

Our ref: 26_35049_P

15/04/2026

Your ref: H23-0171-26

Site Location: Off Stockwell Gate Whaplode
Spalding

Summary of Proposal: Residential
Development of 5 Bungalows - outline
approval H23-0827-22

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.

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 not currently required
Byelaw 10	Works within 9 metres of a Board arterial watercourse	Consent required

Duncan Worth (Chairman)

Simon Bartlett (Vice-Chairman)

Marcus Coleman (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.

www.wlma.org.uk

Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to a watercourse at a rate of 5 l/s. Whilst this rate is in excess of greenfield rate, we understand that the proposed rate is the minimum possible to reduce the risk of blockages to the system. This proposal will require consent under Byelaw 3, and I recommend that the applicant look into the possibility of reducing the proposed discharge rate prior to applying for consent.

The drawing 'Proposed Drainage Strategy Layout (Sheet 2 of 2 South)', SW-22-150-003, Rev B, (Shields Wilson, 06/08/2022) suggests that the proposed invert level of the surface water outfall pipe into the Board arterial watercourse known as P60 Whaplode River is to be set at 1.510m AOD. The same drawing includes the modelled water levels within the same watercourse previously provided by the Board. For all modelled events, the proposed invert level of the pipe is below the modelled water level within the watercourse, therefore, the outfall pipe will likely be submerged at all times. We recommend that the invert level is amended to be above the modelled water levels in the watercourse, or that this has been considered within the design. If the latter is proposed, we request that surcharged modelling results are provided to evidence that the site has been designed to ensure that no flooding occurs on any part of the site in a 1 in 30 year rainfall event (plus climate change), and that flooding does not occur in any part of a building or offsite during a 1 in 100 year (plus climate change) rainfall event.

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)

I note that the applicant intends to dispose of foul water to a main sewer. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991

I note the presence of a Board arterial watercourse (DRN206G0601 - P06 Crown) adjacent to the western site boundary and a Board arterial **owned** watercourse (DRN206G6006 - P60 Whaplode River) adjacent to the eastern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter either watercourse, including any alterations to the access over the culverted section of the Board arterial watercourse, or if works are proposed to alter either watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

Byelaw 10

I note that the applicant intends to install an outfall pipe and associated headwall to facilitate the discharge of surface water from the development, as shown in drawing 'Proposed Drainage Strategy Layout (Sheet 2 of 2 South)' SW-22-150-003 Rev B (Shields Wilson, 05/08/2022) within 9 metres of P60 Whaplode River. To enable this proposal, consent would be required under Byelaw 10, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience. To avoid conflict between the planning process and the Board's regulatory regime, we recommend that the required consent is sought prior to the determination of this planning application.

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 I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Fern

Fern Crofts
Assistant 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 & Consent' section of the Board's website, here: <https://wlma.org.uk/development-consent/>

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

Byelaws

A copy of the IDB Byelaws can be found via the following link:

<https://wlma.org.uk/development-consent/byelaws/>

Mapping

Mapping of the district can be viewed via the following link: <https://wlma.org.uk/mapping/>

Further Guidance

The Board's webpages 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.

Please see the Development and Consent pages on the Board's website via the following link:

<https://wlma.org.uk/development-consent/>

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 WMB 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 plan:

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 181](#)) 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 webpages: <https://wlma.org.uk/development-consent/>