South Holland Drainage Board

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KING'S LYNN
Norfolk PE30 5DD

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Our ref: 25_31414_P

21/10/2026

Your ref: H23-0313-25

Site Location: Land At Peartree Hill Road Whaplode Drove Spalding PE12 0SL

Summary of Proposal: Provision of new poultry unit & associated works

Dear Sir/Madam

Further to our letters dated 22/04/2025, 28/11/2025 and 25/03/2026 regarding this planning application, we wish to update our comments in response to the amended plans and documents provided by the applicant, and which have been submitted to your authority. Please note that the advisory comments made within our previous letters remain valid and should be read in conjunction with this letter.

The Board's Officers have reviewed the amended 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	**Consent required**

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.
www.wlma.org.uk
Citation ISO Certification Quality management ISO 9001: 2015 REGISTERED Certificate No 106902021
Constructionline Gold Member
Citation ISO Certification Environmental management ISO 14001: 2015 REGISTERED Certificate No 106912021

To confirm, the Board have reviewed and are working to the following relevant documents:

JW/2384/0325 – 200_01 Rev A – 31/03/2025 – Site Location Plan
JW/2384/0325 – 200_02 Rev G – 09/07/2026 – Proposed Block Plan
JW/2384/0325 – 200_04 Rev F – 09/07/2026 – Proposed Access Plan and Visibility Splay **(only Rev G of this drawing is currently available on the planning portal. We recommend that the latest revision be uploaded to the planning portal for review).**
JW/2384/0325 – 200_05 Rev G – 09/07/2026 – Proposed Drainage Plan
JW/2384/0325 – 200_17 Rev C – 09/07/2026 – IDB Dimension Plan
JW/2384/0325 – 200_18 Rev C – 09/07/2026 – Vehicle Tracking
JW/2384/0325 – 200_19 Rev C – 09/07/2026 – Impermeable Areas Plan
25-2007-Rev A – September 2026 – BNG Post Development Habitat Map

Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to a watercourse at a rate of 11.2 l/s. Whilst we understand that this is the greenfield rate for the entire site area of 9.2 ha, we note that the contributing impermeable area is less than 9.2 ha and therefore, the proposed discharge rate is in excess of greenfield rate for the impermeable area only. We recommend that the applicant takes measures to reduce the rate to as near to the greenfield rate as possible for the impermeable area.

Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3, and we recommend that the applicant look into the possibility of reducing the proposed discharge rate prior to applying for consent. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate. A surface water development contribution is likely to be payable as a condition of any consent granted under Byelaw 3 in line with the WMA's Development Control Charges and Fees.

Byelaw 3 (Treated Foul Water)

The applicant has indicated that they wish to discharge treated foul water to a watercourse following treatment via a new sewage treatment unit. This proposal will require consent under Byelaw 3.

Section 23, Land Drainage Act 1991

We note the presence of a Board owned arterial watercourse (C10 Peartree Hill Drain - DRN194P1002) adjacent to the eastern site boundary and that works are proposed to alter this watercourse via the installation of a new access culvert as shown in drawing Proposed Block Plan & Visibility Splay 'JW/2384/0325-200_02 Rev G' (Acorus, 21.07.2026). To enable this proposal consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4) and the Board will require the applicant to enter into a Deed of Easement or suitable alternative for these proposed works as the Board owns this affected watercourse. We recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

We note that drawing JW/2384/0325-200_04 Rev B Proposed Access Plan & Visibility Splay - Amendment 2 is still listed within the 'application and plans' documents in support of this application. This drawing has now been superseded. Please note that the Board object to the design of the culvert within drawing Revision B, and so this should not be considered/approved as part of this application. The drawing WMA C03 - Rev 03 10/06/2024 Water Management Alliance Standard Detail Drawing for Concrete Bag Headwall for Rigid Surface Access Culvert - Amendment 3 submitted shows an acceptable culvert design provided by the Board.

We also note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) within the site boundary and that works are proposed to alter this watercourse via the installation of a new access culvert as shown in drawing Proposed Block Plan 'JW/2384/0325-200_02

Rev A' (Acorus, 27.03.2025). To enable this proposal consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4) and we recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

Please also note that the Board recommends that adequate space (3-5 metres) is left flat and free from obstruction adjacent to the riparian watercourse in order to enable maintenance by future riparian owners or a designated maintenance company/contractor.

Byelaw 10

We note that the applicant intends to install two discharge outfall pipes in the bank of the Board's owned and maintained watercourse, together with an access road, associated fencing and dropped kerbs over the watercourse. These works require consent under Byelaw 10. We recommend that the applicant contact 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.

For clarity, these are the only works that the Board considers acceptable within 9 metres of the Board arterial watercourse, measured from the brink or edge of the watercourse. The eastern site boundary fence must be located at least 9 metres from the watercourse, as shown on drawing JW/2384/0325-200_17 Rev C (Acorus, 09/07/2026). No additional works are to be located east of this fence line.

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:
https://www.wlma.org.uk/uploads/210-SHIDB_Index.pdf

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 Non-standard technical standards for 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.