South Holland Drainage Board

Pierpoint House
28 Horsley's Fields
KING'S LYNN
Norfolk PE30 5DD

01553 819600
planning@wlma.org.uk

**Our ref:** 26_36863_P

30/09/2026

**Your ref:** H23-0874-26

**Site Location:** Adj. Willowdale Dowsdale Bank Shepeau Stow Spalding PE12 0UA

**Summary of Proposal:** Demolition of detached garage and detached storage building and erection of detached two-storey dwelling and retention of existing access to be shared with existing dwelling

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 may 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.

Where consents are required, the Board strongly recommends that these are sought from the Board prior to determination of this planning application. 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 may be 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 | Not applicable |

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
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

**Byelaw 3 (Surface Water)**

The applicant has indicated that they intend to dispose of surface water via infiltration, however I cannot see that the viability of this proposal has been evidenced. We recommend that ground investigation is carried out to determine infiltration potential, followed by testing in line with BRE Digest 365 if onsite material is considered favourable for infiltration.

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, 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/l/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)**

I note that the applicant has not indicated how they propose to dispose of foul water from the development. If the applicant proposes to discharge treated foul water to a watercourse, consent would be required 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**

I note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the northern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

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

Yours sincerely,

Millie

Millie Hurlock
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 planning 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 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/