

Our Ref: 41/50

Date: 10th November 2021

Director of Planning
Boston Borough Council
Municipal Buildings
West Street
BOSTON, Lincs
PE21 8QR



SUBJECT: PLANNING OBSERVATIONS

Planning Application No: B/21/0475

Grid Ref: 541062 350328

Applicant: Messrs A & J Daubney

Proposal: Outline application for the erection of 35 no dwellings (with layout and access to be considered) and construction of car park for use by Old Leake Primary School.

Location: LAND NORTH OF OLD MAIN ROAD, OLD LEAKE.

COMMENTS:

1. Board's Byelaw consent is required to directly discharge surface water to a watercourse (open or piped). A surface water development contribution (SWDC) will be charged on all rates of discharges. Please refer to the Board's Development & Consent Control Guidance for more information: <https://www.w4idb.co.uk/resources/document-library/consent-forms-and-guidance/>
2. From the Flood Risk and Drainage Report it is noted that there are two possible points to Boards watercourses. It would be preferred for the attenuated discharge point be to the north riparian system then into an IDB system avoiding already developed area. The Board would consider adopting the section of riparian watercourse subject to Commuted maintenance and liability fee. Please see Board Policy for Development & Consent Control Guidance 4.1.
3. Board's Section 23 consent is required to culvert, pipe or bridge the watercourse.
4. If there is any change to the surface water or treated water disposal as stated in the application, please contact the Board to discuss the new arrangements.
5. This location is in the Board's extended area.
6. SUDS/drainage response sent to LCC.

Signed

E.M Johnson
Chief Engineer