



Black Sluice Internal Drainage Board

www.blacksluiceidb.gov.uk

Station Road
Swineshead
Boston
Lincolnshire
PE20 3PW

01205 821440

mailbox@blacksluiceidb.gov.uk

Our Ref: IW/AS/BB/0460/21

Your Ref:

Date: 18 November 2021

Boston Borough Council
Planning Department
Municipal Buildings
West Street
BOSTON
Lincolnshire

PE21 8QR

Dear Sirs,

Planning Application No BB/0460/21: Proposed COU existing building & barn to holiday let & two new cabin structures at Sycamore Farm, Sykemouth Drove, Kirton Holme, Boston, PE20 1TS for Roger Hall

The Board has received the above planning application and has the following comments:

Rainfall Runoff

It is understood that the applicant intends to discharge surface water from the development via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site.

Discharge to any watercourse will require prior written consent from the Board.

Disposal of Foul or Dirty Water

It is understood that foul water from the development is to be discharged via a package or bio-treatment unit.

If the discharge is to soakaways, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

If the final discharge is to a watercourse, then the Boards prior written consent is required.

Discharge Outfalls

If the proposed treated water discharge outfall is into any watercourse, then within Section 23 of the Land Drainage Act 1991, prior written consent will be required for any structures placed in the bank of an open watercourse, or into any piped watercourse via a manhole or saddle connection.

Access to Watercourses / Byelaws

There is a surface water pipeline on the south western boundary of the site. This watercourse is maintained by the Board under its statutory duties within the Land Drainage Act 1991. The Board does NOT own the land within which the watercourse lies. Ownership of the structure is deemed to lie with the adjacent landowner.

The proposed development, as indicated on the plans submitted with the above planning application, does not infringe upon the Board' Byelaw No.10 regarding obstructions within 9 metres of this watercourse. Attention is only drawn for future reference.

Filling in or Culverting Watercourses

As well as the Board-maintained piped watercourse above, there are a number of other watercourses bounding the site.

The applicant is reminded that within common law, the ownership and maintenance responsibility for any watercourse lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board. Where a section of watercourse lies wholly within a land or property boundary, or lies alongside a highway, then the land or property owner is considered wholly responsible for the ownership and maintenance of that section of watercourse.

Under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed permanent or temporary works or structures, within any watercourse, including infilling or diversion. This includes the replacement of any existing structures, including the Board-maintained piped watercourse on the south west boundary. This is mandatory.

Yours faithfully

Andrew Scott

Planning & Byelaw Officer

A response sent to Roger Hall & Ashman Architects Ltd