



Black Sluice Internal Drainage Board

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Our Ref: DW/AS/BB/0513/20

Your Ref:

Date: 15 April 2021

Boston Borough Council
Planning Department
Municipal Buildings
West Street
BOSTON
Lincolnshire

PE21 8QR

Dear Sirs,

Planning Application No BB/0513/20: Construction of 12 residential dwellings at Baptist Farm, Slippery Gowt Lane, Wyberton, Boston, for Chestnut Homes Ltd

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

Rainfall Runoff

It is understood from the documentation provided that surface water from the development is to be discharged at an attenuated rate into the watercourse on the south western boundary of the site. If this is the case, then prior written consent from the Board is required

Full details of any surface water schemes for the proposed development should be submitted to the local planning authority for consideration and approval.

Discharge Outfalls

The Board have discussed the proposed surface water scheme for the development with the applicant and have agreed the use of the existing protective structure within the bank of the Board-maintained watercourse as a suitable point of discharge from the site. The applicant should contact the Board to discuss the relevant specifications for works within the protective structure prior to the installation of the drainage system for the site.

Access to Watercourses / Byelaws

The open watercourse on the south western boundary of the site is a Board-maintained Watercourse. The land within which the watercourse lies is not owned by the Board.

The Board has a byelaw (No.10) which prohibits the siting of any obstructions, whether temporary or permanent, including planting, within 9 metres of the top of the bank of an open watercourse without the prior written consent of the Board.

It is the Board's understanding that any permanent structures within the development, such as any dwellings or garages, will be sited outside of the byelaw distance. However, any other structures, such as boundary fences, planting or anything which would constitute an obstruction, must have the prior written consent of the Board.

The Board notes that the proposed underground crate storage system for the on-site drainage will be located within the byelaw distance. To prevent possible accidental damage to the crate system by the Board during its statutory works on the watercourse, the Board have discussed relocating the structure with the applicant, and they have agreed to place the underground system outside of the byelaw distance.

It is also understood that there is to be a public footpath or similar to be located along the bank top of the Board-maintained watercourse and that ultimately the ownership of this will be transferred to the relevant local authority. If this is the case, then the applicant must ensure that if the adopting authority intends to place additional structures along the line of the right of way, then the Board's consent is required.

The applicant is reminded that under 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.

Site Ground Levels

The existing ground level of the site should not be raised above the level of any surrounding land unless measures are taken, to the satisfaction of the planning authority, to prevent possible flooding or waterlogging of any neighbouring land or properties.

Yours faithfully

Andrew Scott

Planning & Byelaw Officer