

**Our Ref:** 36/45

**Date:** 31<sup>st</sup> January 2023

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



**SUBJECT:** PLANNING OBSERVATIONS

**Planning Application No:** B/22/0031

**Grid Ref:** 536337 345581

**Applicant:** Mr & Mrs Jones

**Proposal:** Proposed rear and side two storey extensions including alterations.

**Location:** 1 BAKERS LANE, FISHTOFT, BOSTON.

**COMMENTS:**

1. A Board maintained watercourse exists on the east boundary of the site and the Board also own land 29 metres from the top edge of the bank to the boundary which BYELAWS and the LAND DRAINAGE ACT applies:  
No person may erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow, or other similar growth within **9 metres** of the top edge of the watercourse/edge of the culvert without the prior consent of the Board.  
**Please note the Board will not consent any permanent or temporary construction within the 9 metres BYELAW easement.** Please refer to the Board's **Nine Metre Easement Policy** for further information: <https://www.w4idb.co.uk/resources/document-library/consent-forms-and-guidance/>
2. 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/>
3. Board's Byelaw consent is required to discharge treated water to a watercourse (open or piped).

4. Board's Section 23 consent is required to culvert, pipe, or bridge any watercourse riparian or Board maintained.
5. 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.
6. SUDS/drainage response sent to LCC.

Signed

A handwritten signature in black ink, appearing to read 'E.M. Johnson', written in a cursive style.

**E.M Johnson**  
**Chief Engineer**