



Black Sluice Internal Drainage Board

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Our Ref: DW/AS/BB/0038/24

Your Ref: B/24/0038

Date: 08 February 2024

Boston Borough Council
Planning Department
Municipal Buildings
West Street
BOSTON
Lincolnshire

PE21 8QR

Dear Sirs,

Planning Application No BB/0038/24: Construction of 4no dwellings at land adjacent to Rose Cottage, Station Road, Swineshead, Lincolnshire, PE20 3PB, for S.E.M. Construction Ltd

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 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, whether open or piped, within the Black Sluice IDB district will require prior written consent from the Board (a relaxation of IDB Byelaw No.3).

Disposal of Foul or Dirty Water

The applicant has indicated that they do not know their preferred method of foul water disposal.

The discharge of foul water into any watercourse is strictly prohibited.

If the discharge is to be into a local utility system, then the Board have no further comment.

If foul water is to be discharged via a package or bio-treatment unit, and the final discharge is to any watercourse, then the Boards prior written consent is required. The consent of the Environment Agency may also be required for any discharges above 5 cubic metres per day.

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 should be submitted to the local planning authority for their approval.

Works within watercourses within the Black Sluice IDB District

There is believed to be a piped watercourse along the frontage of the site. If this is the case, then the applicant must ensure that this pipe is not adversely affected by any proposed works.

If a pipe is found, and is damaged, then under Section 23 of the Land Drainage Act 1991 the prior written consent of the Board is required. Works may include any proposed permanent or temporary works or structures, infilling, diversion, or replacement of any existing structures, within any watercourse. This is mandatory.

The applicant is reminded that within common law, the ownership and maintenance responsibility for any watercourse, and any structures within such as piped access culverts, lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board, unless proved otherwise.

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 and any structures within.

Yours faithfully

Andrew Scott

Development Control, Byelaw & GIS Officer
For the Chief Executive
Black Sluice Internal Drainage Board