

**Our Ref:** 42/53

**Date:** 4<sup>th</sup> March 2024

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



**SUBJECT:** PLANNING OBSERVATIONS

**Planning Application No:** B/23/0202/CD1

**Grid Ref:** 542761 353691

**Applicant:** Wrangle Box Property Ltd

**Proposal:** Erection of a warehouse (use Class B8), construction of surface water lagoon and associated parking and turning.

**Location:** **WRANGLE BOX PROPERTY LIMITED, BRENTON VILLA,  
WRANGLE BANK, WRANGLE COMMON.**

**COMMENTS:**

1. A Board maintained watercourse exists on the eastern boundary of the site and to 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. While the Board understand Flood Risk Mitigation Policy seeks to ensure safe development and set the requirements for finished floor levels. The Board ask that due consideration is given to the possibility of increasing flood risk to those existing properties surrounding the site by raising the ground to such a degree.

4. Board's Byelaw consent is required to discharge treated water to a watercourse (open or piped).
5. Board's Section 23 consent is required to culvert, pipe, or bridge any watercourse riparian or Board maintained.
6. 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.
7. SUDS/drainage response sent to LCC.
8. **Existing mature trees are within the 9m easement on the Eastern boundary. Please ensure that these are maintained in order to maximise maintenance access going forward.**
9. **There is a riparian watercourse on the northern boundary and we advise a maintained access strip.**

Yours sincerely

**D Braddy**  
**Engineering Manager**