



Black Sluice Internal Drainage Board

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Station Road
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PE20 3PW

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Our Ref: DW/AS/BB/0164/24

Your Ref: B/24/0164

Date: 07 May 2024

Boston Borough Council
Planning Department
Municipal Buildings
West Street
BOSTON
Lincolnshire

PE21 8QR

Dear Sirs,

Planning Application No BB/0164/24: Application to vary Condition 2 (Approved Plans) of B/20/0025 at Albert Bartlett & Sons (Airdrie), Hubberts Bridge Road, Kirton, Boston, PE20 1TT , for Albert Bartlett & Sons

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

Rainfall Runoff

It is understood that surface water from the development is to be discharged at an unrestricted rate into watercourses within the Black Sluice IDB district.

If this is the case, then the prior written consent of the Board is required (a relaxation of Board Byelaw No.3).

If the applicant intends to discharge surface water via soakaways or infiltration, then any such 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.

Discharge Outfalls

As the proposed surface or treated water discharge outfall is into an open watercourse, Section 23 Land Drainage Consent will be required for any structures placed in the bank. Any connection into a piped watercourse shall be via a manhole or a suitable saddle joint.

Access to Watercourses / IDB Byelaws

The open watercourses on both the northern and southern boundaries of the site are maintained by the Board under the terms of the Land Drainage Act 1991. The Board does not own the land within which these watercourses lie. The Board is only responsible for the conveyance of water.

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

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.

APPLICATION FORMS

Application forms for any of the above are available on request from this office or can be downloaded from the Board's website.

Yours faithfully

Andrew Scott

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

A response sent to Albert Bartlett & Sons & Trundley Design Services