

Our Ref: 41/48

Date: 13th May 2024

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



SUBJECT: PLANNING OBSERVATIONS

Planning Application No: B/24/0112

Grid Ref: 541890 348832

Applicant: Mr Ian Reynolds

Proposal: Replacement of existing outbuilding with new outbuilding.

Location: **BRADSHAW'S COTTAGE, MOAT LANE, OLD LEAKE.**

COMMENTS:

1. A Board maintained watercourse exists on the southeast 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. A Riparian watercourse exists on the southwest boundary of the site and to which the Land Drainage Act applies:
Under the terms of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed temporary or permanent works or structures within any watercourse including infilling or a diversion.
3. 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/>

4. While the Board understands Flood Risk Mitigation Policy seeks to ensure safe development and set the requirements for finished floor levels. The Board objects to ground level raising which increases the risk to those existing properties surrounding the site. Mitigation must be provided to eliminate this risk.
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.

Yours sincerely

D Braddy
Engineering Manager