



Black Sluice Internal Drainage Board

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6 DEC 2018

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Our Ref: IW/AS/BB/0433/18

Your Ref:

Date: 05 December 2018

Boston Borough Council
Planning Department
Municipal Buildings
West Street
BOSTON
Lincolnshire PE21 8QR

Dear Sirs,

Planning Application No BB/0433/18: Erection of a single storey storage unit & associated car parking at land adjacent to J T Friskney, Boardsides, Wyberton Fen, Boston, PE21 7NY for LECAFLOR

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

Rainfall Runoff

It is understood from the documentation provided that surface water from the development is to be discharged into a "Mains Sewer". The Board is not aware of any such sewer within the vicinity of the site.

However, if by "Mains Sewer" the applicant means the open watercourse on the southern boundary of the site, then any discharge into this system would be expected to be restricted to the pumped catchment greenfield rate of 1.4 litres per second per hectare.

If this cannot be achieved, then the prior written consent of the Board is required.

Full details of any surface water schemes for the proposed development should be submitted to the local planning authority for consideration and approval.

If the applicant intends to discharge surface water via soakaways, then any soakaways or infiltration systems must be designed and proved in accordance with BRE Digest 365 or other approved code.

Disposal of Foul or Dirty Water

The applicant has also indicated that foul water is to be to a "Mains Sewer". If this is to be to the Anglian Water system to the north of the site, then the applicant must ensure that the relevant consents are obtained from the relevant authority.

If the discharge is to be to a watercourse, then the applicant is reminded that the discharge of foul or dirty water direct into a watercourse is strictly prohibited.

If the applicant intends to dispose of foul water to a septic tank, then any overflow discharge should be to a soakaway only, which must be designed and proved in accordance with BRE Digest 365 or other approved code.

If the discharge of foul water is to be discharged via a package or bio-treatment unit, and the final discharge is to a watercourse, then the Boards consent is required.

If the discharge is to soakaways, then any soakaways or infiltration systems must be designed and proved in accordance with BRE Digest 365 or other approved code.

Discharge Outfalls

If the proposed surface or treated water discharge outfall is into a watercourse, consent will be required for any structures placed in the bank.

Filling in or Culverting Watercourses

The Board notes the proposed installation of a new access culvert in the watercourse on the southern boundary of the site.

Under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed permanent or temporary works or structures, within any watercourse, including infilling or diversion. This includes the replacement of any existing structures.

The applicant is reminded that under Common Law, the ownership and maintenance responsibility for any watercourse lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board.

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.

Yours faithfully



Andrew Scott
Planning & Enforcement Officer

A response sent to LECAFLOR & ADG Architects