



**Welland & Deepings**

Internal Drainage Board

Chief Executive: Mrs Karen Daft

Operations Engineer: [REDACTED]

Our Ref. NSM/JP/S/20a

**This matter is being handled by:**  
[REDACTED]

13<sup>th</sup> August 2025

Planning Policy Team  
South Kesteven District Council  
Council Offices  
The Picture House  
St Catherine's Road  
Grantham NG31 6TT

Via email: [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

Dear Sir/Madam

**Re: South Kesteven Local Plan 2023-2043**  
**Regulation 18 Local Plan – Proposed Housing and Mixed-Use Site Allocations**  
**Consultation: 3<sup>rd</sup> July – 28<sup>th</sup> August 2025**

Thank you for the opportunity to comment on the above Local Plan.

My colleague, [REDACTED] made comments on 20<sup>th</sup> March 2024 and these comments still stand. However, with the new sites now included, I will take this opportunity to give comments for each site within my Board's area, separately with more detail.

**SKPR-36 (DEP1-H1) Towngate West**

The Board have already been consulted and commented on this site at the Outline Planning Stage. Further, more detailed comments will follow once a Full or Reserved Matters application is made.

Please see the attached plan, ref: SKPR-36, showing Board's drains and pipelines in proximity to the site.

**SKPR-37 (DEP1-H2) Linchfield Road**

If this site comes forward, the Board would wish to be involved at an early stage due to the large number of properties proposed, and the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-37, showing Board-maintained drains in close proximity to the proposed site. This site has Board-maintained drains on three sides.

Continued / ...

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

In line with current regulations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council, in their role as Lead Local Flood Authority (LLFA), should be approached at an early stage.

The Board would need to agree and give prior approval (consent) for any surface water flows which should be limited to the Board's accepted Greenfield run-off rate of 1.4 litres per second per hectare. Agreement of technical details and payment of any surface water development contributions would also be required.

#### SKPR-307 (SKPR-26) Priory Farm Land, Deeping St James

If this site comes forward, the Board would wish to be involved at an early stage due to the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-307, showing Board-maintained drains in close proximity to the proposed sites. This site has Board-maintained drains on two sides.

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

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#### SKPR-55 Towngate East, Market Deeping

If this site comes forward, the Board would wish to be involved at an early stage due to the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-55, showing Board-maintained drains in close proximity to the proposed sites.

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

In line with current regulations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council, in their role as Lead Local Flood Authority (LLFA), should be approached at an early stage.

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#### SKPR-330 Land East of Linchfield Road, Market Deeping

If this site comes forward, the Board would wish to be involved at an early stage due to the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-330, showing Board-maintained drains in close proximity to the proposed sites.

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

In line with current regulations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council, in their role as Lead Local Flood Authority (LLFA), should be approached at an early stage.

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SKPR-319 (SKPR-109 and SKPR-110) Land Fronting Deeping Road, Baston

If this site comes forward, the Board would wish to be involved at an early stage due to the large number of properties proposed, and the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-319, showing Board-maintained drains in close proximity to the proposed sites. This site has Board-maintained drains on two sides.

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

In line with current regulations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council, in their role as Lead Local Flood Authority (LLFA), should be approached at an early stage.

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SKPR-71 Land North of Dickens Close, Stowe Road, Langtoft

If this site comes forward, the Board would wish to be involved at an early stage due to the impact this may have on our existing surface water drainage assets.

Improvements may be required to the Board's watercourses in this area and planning of resource to undertake this potential work will be required.

Please find attached a plan, ref: SKPR-71, showing Board-maintained drains in close proximity to the proposed sites. A Board's drain borders the northern boundary of this site.

Board-maintained drains are afforded the protection of byelaws, a copy of which can be found on our website, [www.wellandidb.org.uk](http://www.wellandidb.org.uk).

The most pertinent byelaw which could impact site layout is the nine metres byelaw.

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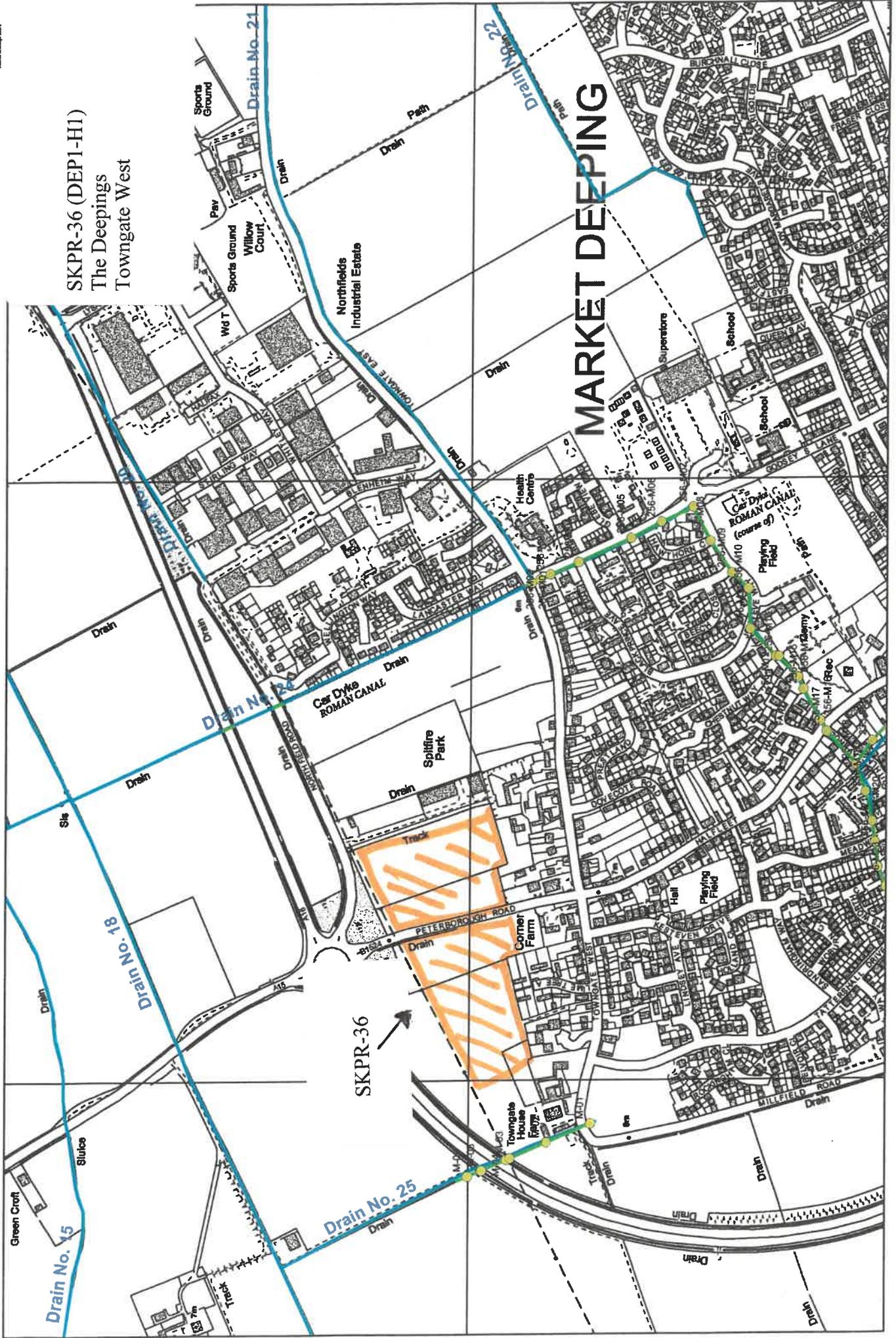
If you have any questions in relation to my comments then please contact me at this office.

Yours faithfully



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SKPR-36 (DEP1-H1)  
 The Deepings  
 Towngate West

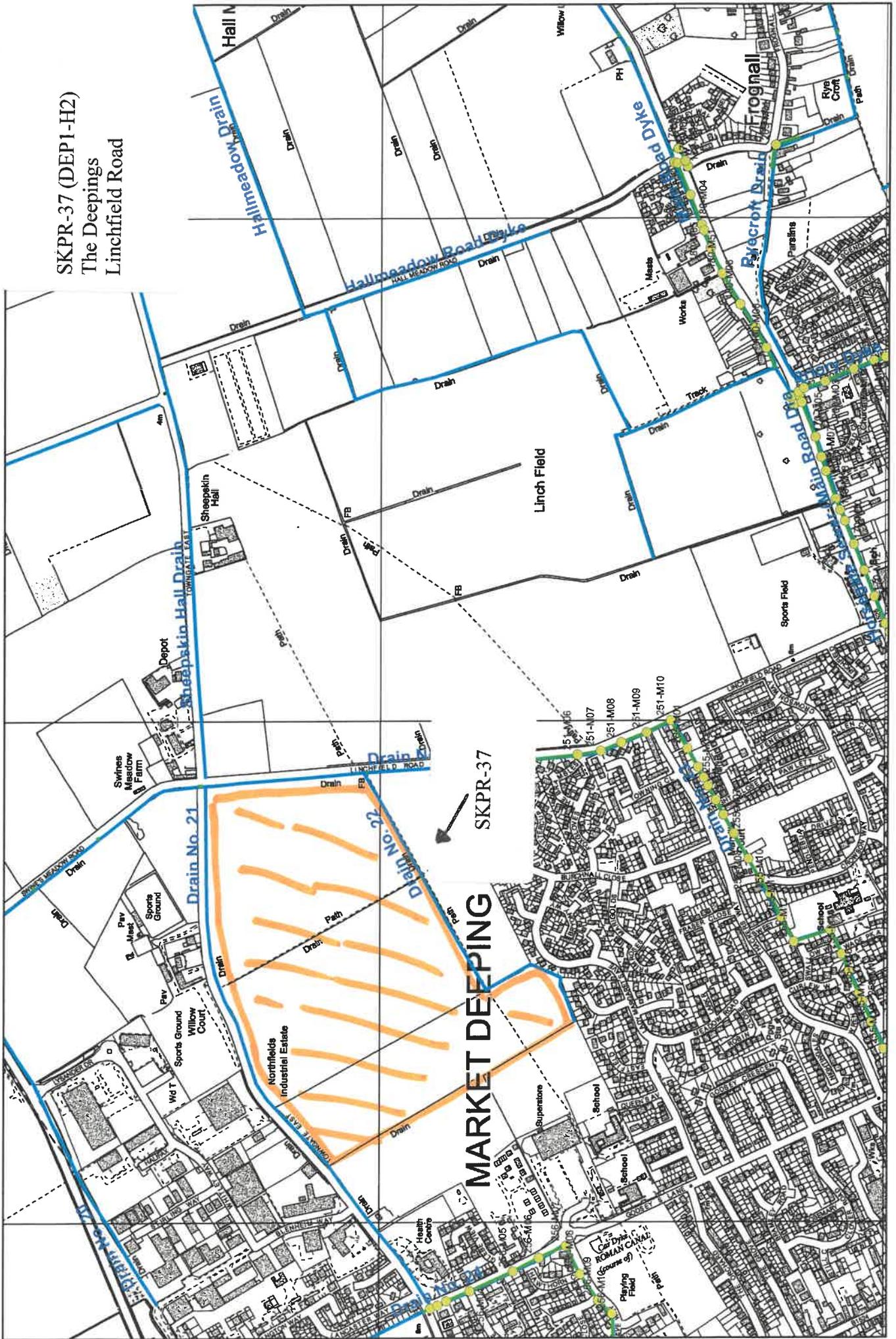


# MARKET DEEPING

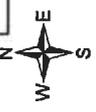
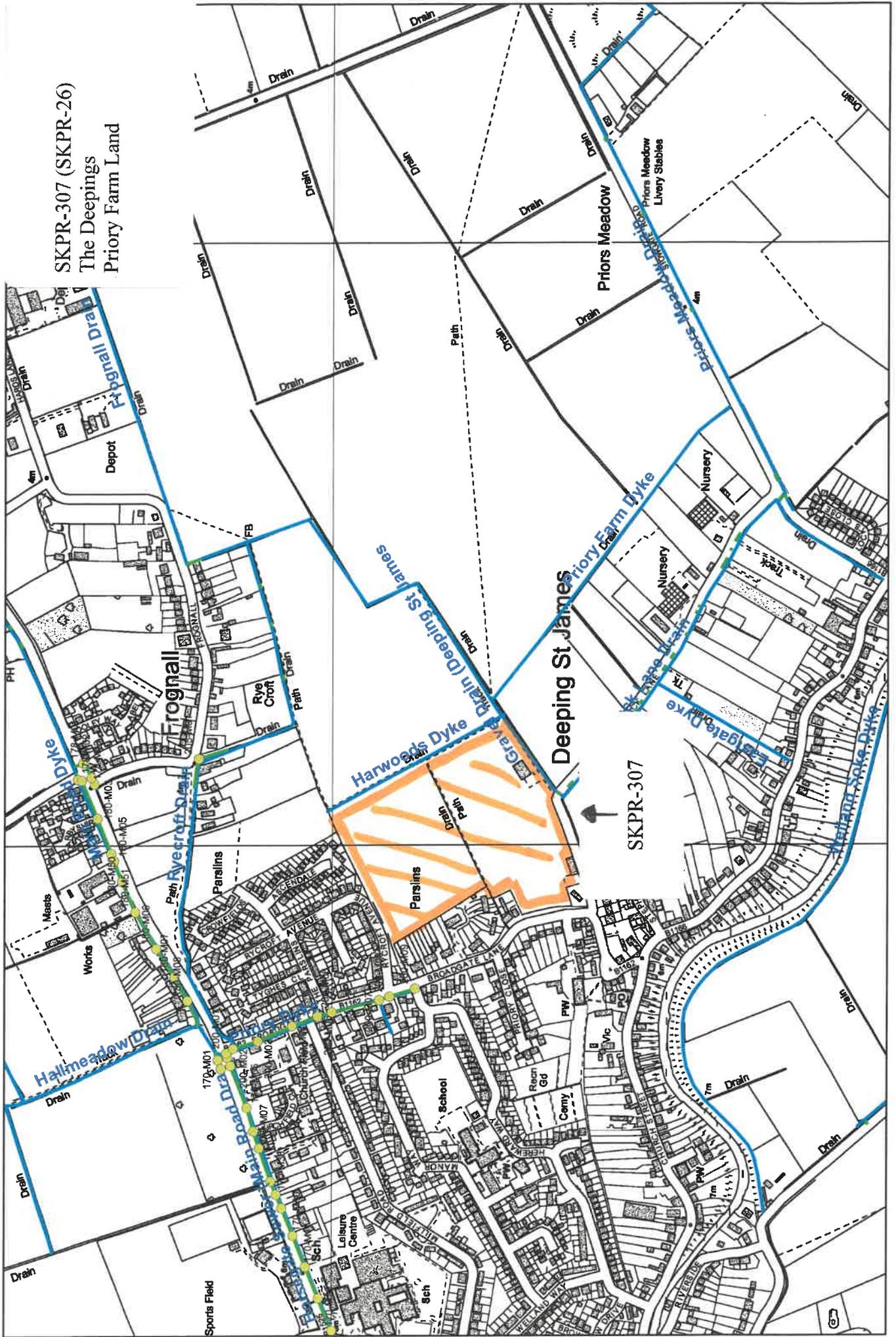
SKPR-36



SKPR-37 (DEP1-H2)  
The Deepings  
Linchfield Road

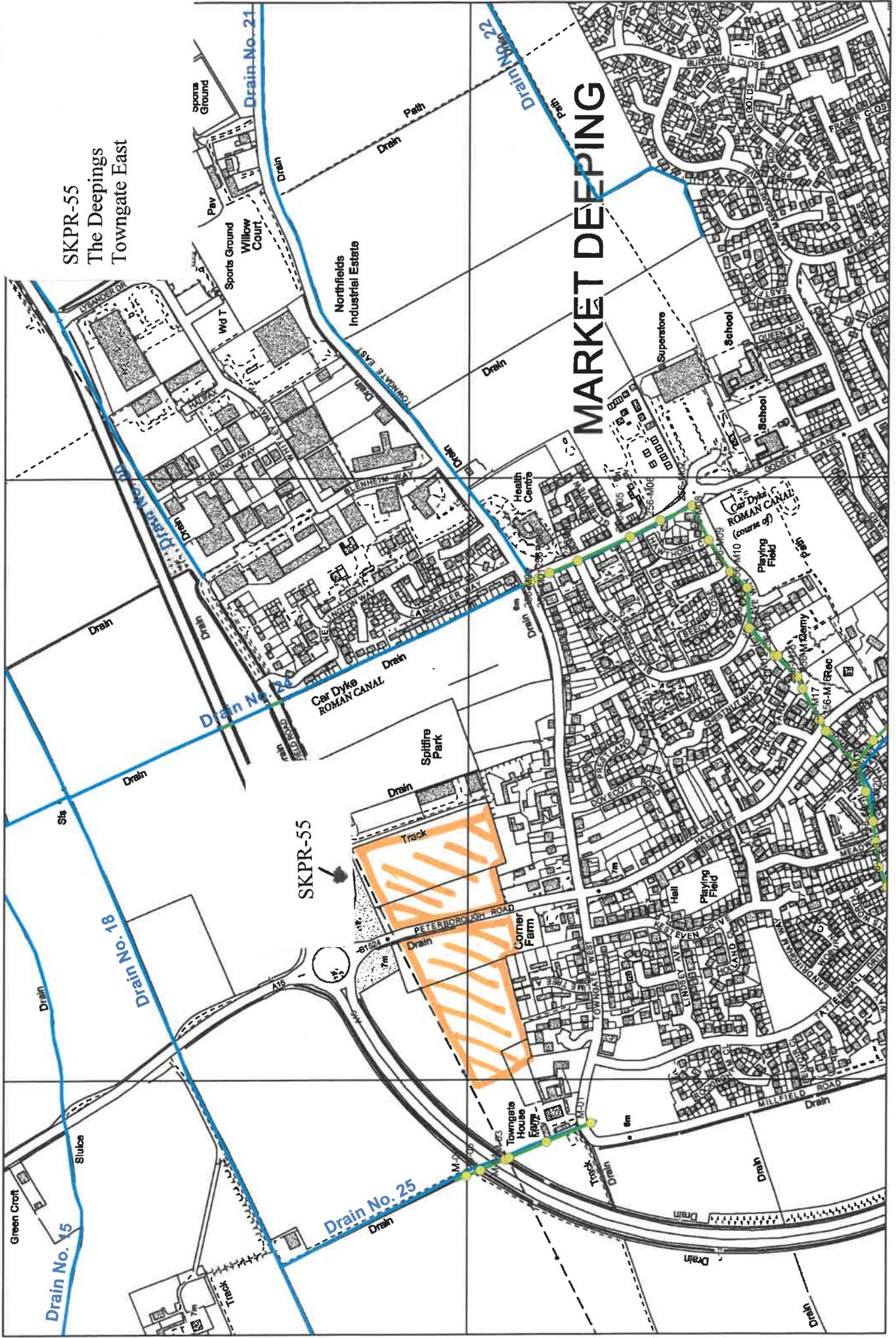


SKPR-307 (SKPR-26)  
The Deepings  
Priority Farm Land

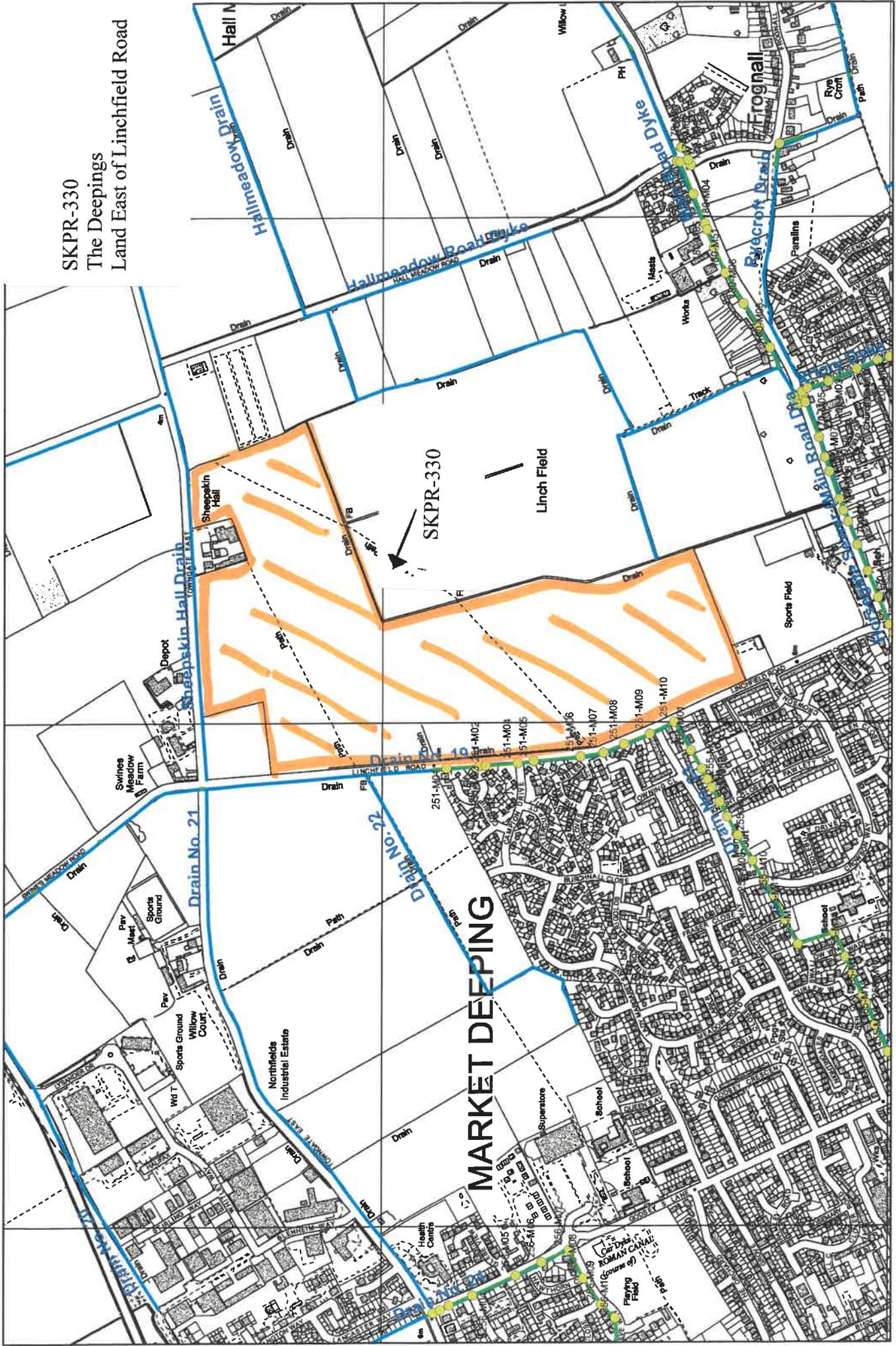


SKPR-55  
 The Deepings  
 Towngate East

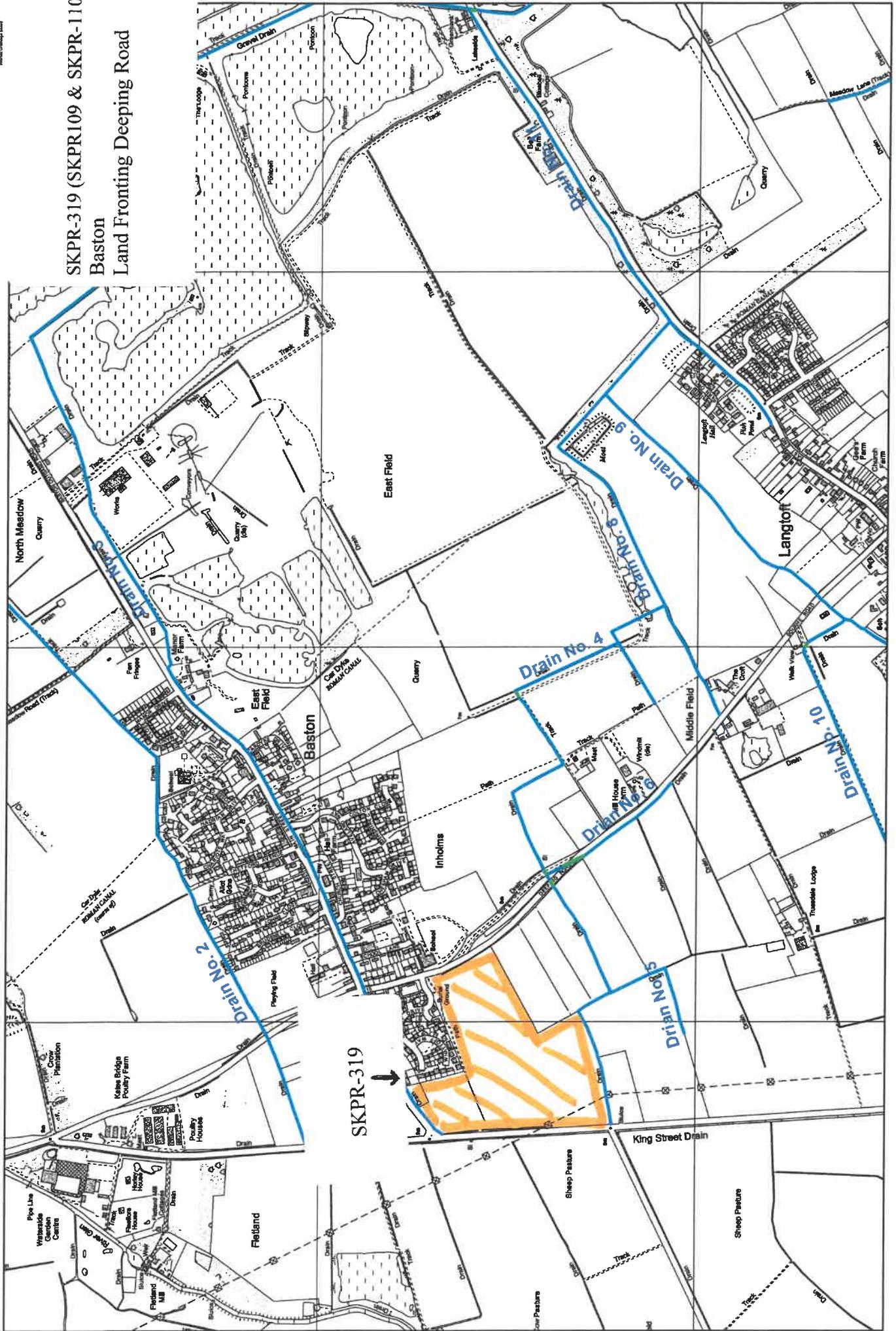
# MARKET DEEPING



SKPR-330  
 The Deepings  
 Land East of Linchfield Road



SKPR-319 (SKPR109 & SKPR-110)  
 Baston  
 Land Fronting Deeping Road



SKPR-71  
 Langtoft  
 Land North of Dickens Close

