

**Our ref:** 24\_27777\_P

12/08/2024

**Your ref:** FUL/2024/0022

**Site Location:** Land between the A1270 Broadland Northway near Ringland and the A47 near Honingham

**Summary of Proposal:** Development of approximately 6km of the Norwich Western Link Road connecting the A1067 (Fakenham Road) with the new A47 North Tuddenham to Easton scheme

Dear Sir/Madam,

Thank you for your consultation on the above application.

The site is partly within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

The Board's Officers have reviewed the documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf. Please be aware of the potential for conflict between the planning process and the Board's regulatory regime.

The Board's comments are specific to the sections of the project which overlap with the Board's Internal Drainage District. A link to the Board's mapping is found on the final page of this document. Furthermore, the Board has been in pre-application discussions with the applicant with regards to several elements of the development which require consent from the Board but we would recommend that an application is submitted to continue these discussions.

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	<b>Consent required</b>
Section 23, Land Drainage Act 1991	Alteration of a watercourse	<b>Consent required</b>
Byelaw 10	Works within 9 metres of a Board maintained watercourse	<b>Consent required</b>

### Byelaw 3 (Surface Water)

I note that the drainage strategy for this development, as per the Drainage Strategy Report, Document Reference 4.04.00 (Ramboll, March 2024), is predominantly reliant on the use of infiltration basins which has been supported with infiltration testing. However, there are a few instances where the applicant proposes to discharge surface water to a watercourse. For example, access tracks are shown to be draining via new outfalls into watercourses in the Board's district. We recommend discharges to a watercourse are restricted to the greenfield runoff rate where possible, however, any discharge to a watercourse within the Board's district will require consent under Byelaw 3, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience. A surface water development contribution is likely to be payable as a condition of any consent granted under Byelaw 3 in line with the WMA's [Development Control Charges and Fees](#).

### Section 23, Land Drainage Act 1991

There is a Board arterial (maintained) watercourse known as MN 20 – Ringland / Morton Hall (Drain ID DRN112G0101 / DRN112G0102) located within the boundary of the scheme to the north of 'Low Farm', as shown on the Board's map for the Ringland – Morton Hall (S) catchment found using the following link: [https://www.wlma.org.uk/uploads/NRIDB\\_112G\\_RinglandMortonHalls.pdf](https://www.wlma.org.uk/uploads/NRIDB_112G_RinglandMortonHalls.pdf). This watercourse is often referenced 'Ordinary Watercourse 5' in the supporting documents. I note that works are proposed to alter this watercourse through the installation of a permanent box-style culvert to facilitate the construction of a maintenance access track (referenced 'MA1') and a temporary culvert for the temporary works platform crossing the River Wensum floodplain. To enable this, consent is required under Section 23, Land Drainage Act 1991 (and the Board's Byelaw 4).

I also note the presence of multiple ordinary watercourses which are not maintained by the Board (riparian watercourses) within the boundary of the scheme where it intersects the Board's Internal Drainage District at the 'River Wensum floodplain' section of the project. Any proposed alterations to any of these watercourses, including culverting and infilling, will also require the Board's prior written approval in the form of an application for Land Drainage Consent under Section 23, Land Drainage Act and Byelaw 4.

### Byelaw 10

I note that multiple permanent and temporary works are proposed within 9 metres of the aforementioned Board arterial watercourse, including, but not limited to, the viaduct crossing the River Wensum floodplain (notably the supporting pillars), temporary works platform, fencing, Water Framework Directive and water vole mitigation works and drainage outfalls. To enable these proposals, consent will be required under Byelaw 10, and I recommend the applicant contacts the Board to submit an application for consent at their earliest convenience. **Notably, the Board requests confirmation of the intended distance between the pillars supporting the viaduct and the brink of the Board arterial watercourse to ensure they will not significantly restrict the Board's maintenance activities.**

Please see the supplementary information overleaf for further detail on the Board's policy and consenting process. If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

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■  
Sustainable Development Officer  
Water Management Alliance

## How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form.

Application forms, application fees and 'Frequently Asked Questions' can be found on the 'Development' section of the Board's website, here: <https://www.wlma.org.uk/norfolk-idb/development/>

For any additional help please call us on 01553 819600 or email [planning@wlma.org.uk](mailto:planning@wlma.org.uk).

## Byelaws

Norfolk Rivers IDB Byelaws can be found via the following link:  
[https://www.wlma.org.uk/uploads/NRIDB\\_Byelaws.pdf](https://www.wlma.org.uk/uploads/NRIDB_Byelaws.pdf)

## Mapping

Mapping of the district can be viewed via the following link:  
[https://www.wlma.org.uk/uploads/179-NRIDB\\_Index.pdf](https://www.wlma.org.uk/uploads/179-NRIDB_Index.pdf)

Mapping of the district's watershed catchment can be viewed via the following link:  
[https://www.wlma.org.uk/uploads/NRIDB\\_Watershed.pdf](https://www.wlma.org.uk/uploads/NRIDB_Watershed.pdf)

## Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link:  
[https://www.wlma.org.uk/uploads/WMA\\_Planning\\_and\\_Byelaw\\_Policy.pdf](https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf)

## Arterial Watercourses

Maps on the Board's website show which watercourses are designated as Arterial Watercourses by the Board. You may also have heard these watercourses referred to as 'Main Drains' or 'Maintained Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

## Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially [Paragraph 167](#)) and the [Non-standard technical standards for SuDS](#).
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.