



Planning Consultation Response

Local Planning Authority (“LPA”)	Scarborough BC
LPA Application Reference	20/01224/RM
Internal Drainage Board	Vale of Pickering Internal Drainage Board
Location of Development	Land Abutting Cayton Village Caravan Park Park Mill Lane Cayton YO11 3NN
Date of Response	20/01/2021
Responding IDB Officer	RT

Dear Local Planning Authority,

Thank you for consulting Vale of Pickering Internal Drainage Board, (“the Board”) on the above planning application.

The Board is not currently a statutory consultee to the town and country planning process but as the Internal Drainage Board (“IDB”) is the relevant statutory authority and supervising body for drainage matters within its district, except where these matters concern main rivers^{1,2} or public sewers.

It is unlawful for a development to take place that results in activities that are contrary to the Land Drainage Act 1991 (“the Act”) or Local Land Drainage Bylaws (“the Bylaws”), the Board therefore encourages the LPA and developers to engage with the Board throughout the planning consultation process. Failure to comply with the Act or Bylaws may mean the Board will use their statutory powers to prevent all or part of a development from progressing.

Regardless of planning permission, land drainage consent may also be required. This is a separate permission from the planning application process, which must be made directly to the Board, please visit our [website](#), or contact us for more information.

Please direct all emails to development@yorkshirehumberdrainage.gov.uk.

Our response to the above planning application begins on the second page.

¹ Unless water is displaced by activities carried out on main rivers of estuarine waters that impact the internal drainage district.

² It is advised that for major developments, the LPA should also consult the Lead Local Flood Authority as the statutory consultee or follow their standing advice. For developments in flood risk zone 2 or 3 (or critical drainage areas in flood risk zone 1) the LPA should consult the Environment Agency or follow their standing advice.

OUR RESPONSE

The Board **OBJECTS** to the above application but would be prepared to remove this objection provided the following conditions / advisories are included:

CONDITION (Occupation and Drainage)

A complete operational drainage system shall be installed prior to any dwelling being occupied

REASON

So, there is no increased flood risk to the users of the development or elsewhere over the lifetime of the development.

CONDITION (Future Maintenance of Assets)

Evidence of a funding mechanism and a programme of maintenance for all flood risk assets (in perpetuity) sitting within the development is to be submitted and accepted prior to works commencing on site.

REASON

To ensure any assets put in place will work efficiently for the lifetime of the development and not increase flood risk due to poor maintenance in the future.

ADVISORY

The proposed development is in or may have an impact on an Internal Drainage District. To comply with local land drainage bylaws, all or part of the development may require Land Drainage Consent(s), this is separate permission from planning consent. You are advised to contact the relevant Internal Drainage Board before works commence on site.

ADVICE FOR DEVELOPERS

Please visit our website for more information about planning and development control, including the land drainage consent process. The Board offers up to 30 minutes of free pre-application telephone advice to developers. We also offer a chargeable pre-application service for more detailed advice; if you need to contact us please call us on 01430 430237.

ADVICE FOR LPA CASE OFFICERS

The Board wish to better support LPAs in making decisions about drainage and flood risk in internal drainage districts and catchment areas and assist with their validation and decision-making process. The Board's development control officers are available to offer reasonable support to LPA case officers

Yorkshire and Humber Drainage Boards ("YHDB") is a public sector management group that directly represents 8 IDBs through arrangements made under S11 of the Land Drainage Act 1991. Administrative services are provided on behalf of YHDB by Ouse and Humber Drainage Board, a public authority constituted under statutory instrument. A map showing England's Internal Drainage Districts and contact details for all IDBs in England can be found at www.ada.org.uk.

on drainage and flood risk matters; please contact us on 01430 430237 for further guidance or assistance.