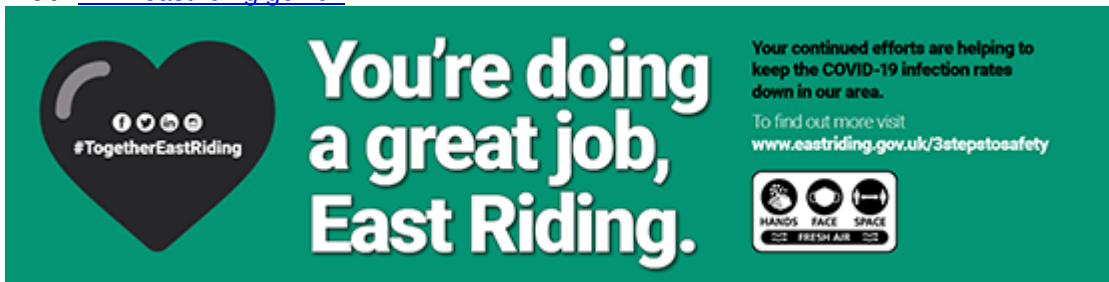


Thomas Wright

From: Planning
Sent: 22 December 2021 12:37
To: Planning Consultations
Subject: FW: RESPONSE 21/04547/PLF
Attachments: 21_04547_PLF NO_OBJECTION Planning Response.pdf

Laura Cawley
Planning Support Assistant
Tel: (01482) 393662
Web: www.eastriding.gov.uk



From: Liam Plater <Liam.Plater@yorkshirehumberdrainage.gov.uk>
Sent: 22 December 2021 11:26
To: Planning <planning@eastriding.gov.uk>
Subject: RESPONSE 21/04547/PLF

[CAUTION]This email was sent from **outside of your organisation**. Do not click any links, preview or open attachments, or provide any log-in details unless you recognise the sender and know the content is safe.

Please see attached the Board's response to the above planning application.

Kind regards,

Development Team

Yorkshire & Humber Drainage Boards



Yorkshire & Humber Drainage Boards

Black Drain Drainage Board
Cowick & Snaith Internal Drainage Board
Danvm Drainage Commissioners
Dempster Internal Drainage Board
Ouse and Humber Drainage Board
Rawcliffe Internal Drainage Board
Reedness & Swinefleet Internal Drainage Board
Vale of Pickering Internal Drainage Board

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Yorkshire & Humber Drainage Boards

Planning Consultation Response

Local Planning Authority (“LPA”)	East Riding of Yorkshire Council
LPA Application Reference	21/04547/PLF
Internal Drainage Board	Ouse and Humber Drainage Board
Description and Location of Development	Change of use of part farmyard and paddock to garden curtilage, erection of a building to provide garden maintenance store, games room and family amenity space and erection of boundary fence (Part Retrospective)
Date of Response	22 December 2021
Responding IDB Officer	Liam Plater

Dear Local Planning Authority,

Thank you for consulting Ouse & Humber 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 has **NO OBJECTION** to the above application, subject to the following condition:

- Drainage design to be provided, including Soakaway tests if intended method of surface water disposal.

This response does not mean the Board supports this application; its position is neutral.

If any changes are made during the planning consultation process that may impact the drainage or flood risk of the development or the local land drainage system, please reconsult the Board.

Should the Board become aware of any matters it was not aware of or changes are made to the application it reserves the right to make an objection.

ADVICE FOR DEVELOPERS

Please visit our website for more information about planning and development control, including the land drainage consent process. The Board's policy document "*Technical Guidance for Developers and Standing Advice for Local Planning Authorities*" can be found [here](#).

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