

BEVERLEY AND NORTH HOLDERNESS INTERNAL DRAINAGE BOARD

(A Member of the York Consortium of Drainage Boards)

=====

11th May 2022

East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
East Riding of Yorkshire
HU17 9BA

Dear Sir,

Reference: 22/01221/PLF
Location: Land South East of Thirtleby Lane Bridge Thirtleby Lane Coniston East Riding of Yorkshire HU11 4LL.
Proposal: Siting of a static caravan for occupation by an agricultural worker in connection with an existing pig unit known as Line Farm.
Applicant: Richard Beadle Farmers.

The site of the above development lies within the Drainage Board's area.

Ganstead Branch Drain which is a Board maintained watercourse lies adjacent to the site.

The Board wishes to state that, where possible, the risk of flooding should be reduced and that, as far as is practicable, surface water arising from a developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. This should be considered whether the surface water discharge arrangements from the site are to connect to a public or private sewer before outfalling into a watercourse or to outfall directly into a watercourse.

The applicant should be advised that the Board's prior consent is required for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposal to culvert, bridge, fill in or make a discharge to the watercourse will also require the Board's prior consent.

Any approved development should not adversely affect the surface water drainage of the area and amenity of adjacent properties. No development should be allowed until the Authority is satisfied that surface water drainage has been adequately provided for.

The applicant states that the surface water arising from this proposed development is to be discharged to Soakaway.



The Board notes that this is an application for the siting of a static caravan for occupation by an agricultural worker in connection with an existing pig unit known as Line Farm. It is considered that this will enlarge the existing impermeable area on site although the increase in the rate of surface water run-off from the site in this instance is thought to be minimal.

The Board has no objection to the principal of this development but suggests that any approval granted to the proposed development should include the following Conditions:

9 METRE MAINTENANCE STRIP

A strip of land 9 metres wide adjacent to the top of both banks of all watercourses on Site shall be kept clear of all new buildings and structures (including gates, walls, fences and trees) unless agreed otherwise in writing with the Local Planning Authority in consultation with the Board. Ground levels must not be raised within this area. Access arrangements should be agreed with the Internal Drainage Board.

REASON:

To maintain access to the watercourse for maintenance or improvements.

4 METRE ACCESS STRIP

A permanent 4 metre wide undeveloped strip shall be made available across the Site. Access arrangements should be agreed with the Internal Drainage Board.

REASON:

To allow access to the watercourse for maintenance purposes.

NO STORAGE OF MATERIALS

There shall be no storage of any materials including soil adjacent to the bank top of the watercourse.

REASON:

To ensure that there will be no risk of the watercourse becoming blocked by debris from the stockpiles or bank slipping due to increased loading of the bank top.

The Board requests that in addition to the above Conditions the following INFORMATIVES be included with any planning permission granted: -

MAINTENANCE RESPONSIBILITY - GENERAL

The proposed development is within the Board's area and is adjacent to the Ganstead Branch Drain, which at this location, is maintained by the Board under permissive powers within the Land Drainage Act. 1991.



However, the responsibility for maintenance of the watercourse and its banks rests ultimately with the riparian owner.

CONSENT - GENERAL

Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any watercourse.

The Board would however like to take the opportunity to inform the applicant that the prior written consent of the Board (outside of the planning process) will also be required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any Board maintained watercourse, or any ordinary watercourse (excluding Main River watercourses), in the Board's district. Any proposals to culvert, bridge, fill in or make a discharge to any of these watercourses will also require the Board's prior consent approval. Please also note that any consent application can take up to two months to be considered by the Board.

Full details of the Consent process can be found on the Board's website: -

<http://www.yorkconsort.gov.uk/index.html>

The Board's comments have been made following consideration of the information provided by the applicant through the Planning Authority. Should these details change then the Board would wish to be reconsulted.

Yours faithfully,

Jon Church

Jon Church
Engineer

