



# Yorkshire & Humber Drainage Boards

## Planning Consultation Response

Local Planning Authority (“LPA”)	<b>East Riding of Yorkshire Council</b>
LPA Application Reference	<b>22/04071/PLF</b>
Internal Drainage Board	<b>Ouse and Humber Drainage Board</b>
Description and Location of Development	<b>Conversion of former barn to form residential accommodation ancillary to host dwelling, installation of rooflights and associated works</b>
Date of Response	<b>09 February 2023</b>
Responding IDB Officer	<b>Liam Plater</b>

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<sup>1,2</sup> 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](mailto:development@yorkshirehumberdrainage.gov.uk).

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

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

<sup>2</sup> 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 demonstrating 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.