

## PLANNING APPLICATION CONSULTEE RESPONSE

Application Number	PA/2023/1124	<i>Epsom House Chase Park Redhouse Interchange Doncaster South Yorkshire DN6 7FE</i>
Case Officer	Ed Senior	
Proposal	Development of 593 dwellings, 200 sqm commercial unit (use Class E) and lake, along with associated infrastructure, including landscaping, public open space and play area, pedestrian and cycle links, pumping station and sub-station.	
Applicant:	Keepmoat Homes	
Address	Lincolnshire Lakes, Land east of M181 and north of Burringham Road, Scunthorpe	
Date of Reply	06.12.24	
Engineer to the Board/Officer	Paul Jones (Shire Group of IDBs)	
On behalf of	Scunthorpe & Gainsborough WMB	

The IDB as a Consultee give the following comments/recommendations:

Our current guidelines for any increase in surface water discharge are as follows: -

**If the surface water were to be disposed of via a soakaway system**, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

**If surface water is to be directed to a mains sewer system** the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

**If the surface water is to be discharged to any ordinary watercourse** within the Drainage District, Consent from the IDB would be required in addition to Planning Permission and would be restricted to 1.4 litres per second per hectare or greenfield runoff

**No obstructions within 9 metres** of the edge of an ordinary watercourse are permitted without Consent from the IDB.

**If surface water or works are planned adjacent to a Main River** within the Drainage District, then the Environment Agency should be contacted for any relevant Permits.

### Recommendations:

- Should Consent be required from the IDB as described above, we would recommend that this is a **PLANNING CONDITION** of any **PLANNING DECISION**.
  - **Reason:** requirements of Land Drainage Act 1991 (as amended)
- **PLANNING CONDITION** for Larger Development: Should on-site SuDS or flow restriction be proposed as part of any larger development the IDB requests that those restricted flow measures or attenuation are put in place before occupancy and within 3 months of development progressing on site.
  - **Reason:** not to increase flood risk downstream of sites during temporary works / development.

- **ANY** surface water discharge into **ANY** watercourses in, on, under or near the site requires **CONSENT** from the Drainage Board.

For further guidance, pre-application advice & consent form visit:  
[www.shiregroup-idbs.gov.uk](http://www.shiregroup-idbs.gov.uk), and select "

For direct enquiries e-mail: [planning@shiregroup-idbs.gov.uk](mailto:planning@shiregroup-idbs.gov.uk)