

PLANNING APPLICATION CONSULTEE RESPONSE

Application Number	PA/2025/291	<i>Epsom House Chase Park Redhouse Interchange Doncaster South Yorkshire DN6 7FE</i>
Case Officer	Scott Jackson	
Proposal	Outline planning permission for the development of a horse riding school, including the construction of a stable block, indoor and outdoor riding arenas, a hay and feed barn, a vehicle and machinery shed, equipment storage, a business owner's house, student accommodation and access with scale, layout, and landscape reserved for subsequent consideration	
Applicant:	Ms Marius Skarbalius	
Address	Land east of Priesthows, Butterwick Road, Messingham, SCUNTHORPE, DN17 3PA	
Date of Reply	12.03.2026	
Consent Officer to the Board	Adam Branston (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.

Connections or works to, on, in or under a watercourse **WILL** require Consent from the Drainage Board. **This includes access culverts.**

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** Ordinary Watercourses in the IDB district requires **CONSENT** from the Drainage Board.
- **ANY** works to, on, under or near (within 9m) of a Watercourse requires **CONSENT** from the Drainage Board.
- Temporary works may also require Consent from the Drainage Board.

For further guidance, pre-application advice & consent form visit:

www.shiregroup-idbs.gov.uk, and select "

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk

****Please note The Drainage Board CANNOT give retrospective Consent. There is no facility within the Land Drainage Act 1991 (as amended) for retrospective Consent****