

# ***AINSTY (2008) INTERNAL DRAINAGE BOARD***

(A Member of the York Consortium of Drainage Boards)

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Thursday 14 January 2021

Planning Policy Team  
Selby District Council  
The Civic Centre  
Doncaster Road  
Selby  
YO8 9FT

By e-mail only: [REDACTED]

Dear Sir/Madam,

**RE: Draft Church Fenton Neighbourhood Development Plan**

Thank you for the opportunity to respond to the draft Church Fenton Neighbourhood Development Plan.

Ainsty (2008) Internal Drainage Board's district covers a large area within the Church Fenton neighbourhood.

Selby Area Internal Drainage Board cover a large area also but we are both separate Drainage Boards. We are commenting from the perspective of Ainsty (2008) Internal Drainage Board only.

There are a number of Board maintained watercourses within the area (please see attached map for details as to where these are located) and then also a number of ordinary watercourses, which whilst not maintained by Board, will still require the Board's consent if an applicant wanted to discharge into or construct anything within them.

The Board would generally only comment on development sites when the individual planning applications are prepared as our comments can vary depending on a number of factors.

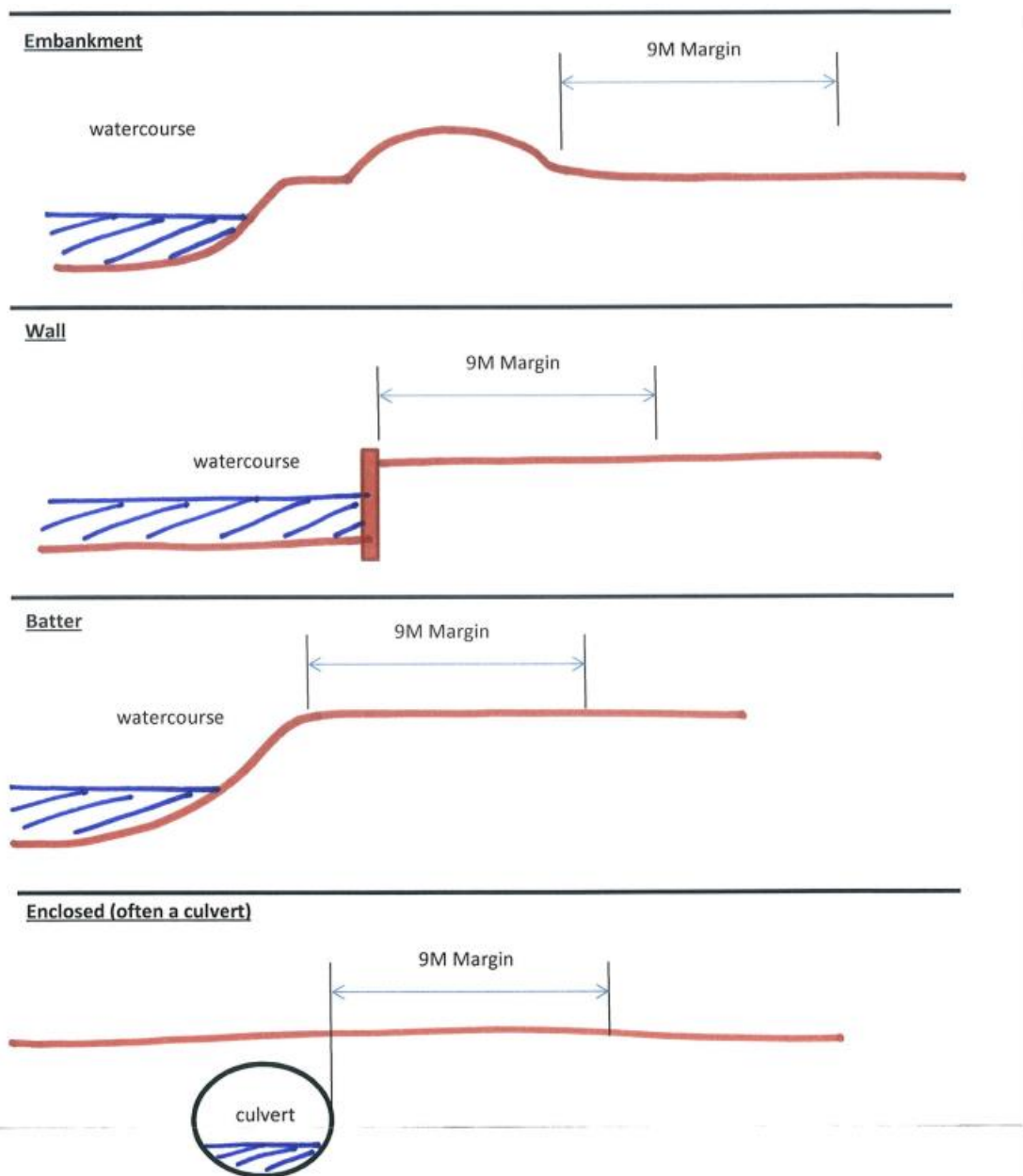
I have however set out our basic requirements below to try and assist.

Under the Land Drainage Act 1991 and the Boards' byelaws, the Board's **prior written** consent (outside of the planning process) is needed for:-

- a. any connection into a Board maintained watercourse, or any ordinary watercourse in the Board's district.
- b. any discharge, or change in the rate of discharge, into a Board maintained watercourse, or any ordinary watercourse in the Board's district. ***This applies whether the discharge enters the watercourse either directly or indirectly (i.e. via a third party asset such as a mains sewer).***
- c. works within or over a Board maintained watercourse, or any ordinary watercourse in the Board's district – for example, the creation of an outfall structure (including those associated with land drainage), bridges, culverting etc.



- d. any construction, fencing or planting within 9 metres of a Board maintained watercourse (as shown on the below diagram)



Please note that the Board does not, generally, own any watercourses and the requirement for you to obtain the Board's consent is in addition to you obtaining consent from any land owner or other authority to carry out the relevant works.

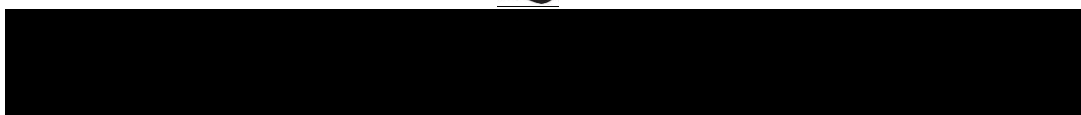
Full details of the Consent process can be found on our website:- <http://www.yorkconsort.gov.uk>

### **Surface Water**

The Board would usually seek:-

1. **Soakaways**

The Board always recommends that soakaways are first considered in accordance with the Planning



Practice Guidance hierarchy for the management of surface water. The Board would therefore recommend:-

**i. Percolation Testing**

That the applicant be asked to carry out soakaway testing, in accordance with BRE Digest 365, in order to ascertain whether the soil structure is suitable for a soakaway system.

**ii. Soakaway Design**

Should the testing prove to be successful the applicant should then submit a design for the soakaway, for approval by the Lead Local Flood Authority (“LLFA”) as the “approving authority” for soakaways, which should:-

- i. Storage volume should accommodate a 1:30 year event with no surface flooding (plus 30% allowance for climate change); and
- ii. Storage volume should accommodate no overland discharge off the site in a 1:100 year event (plus 30% allowance for climate change).

Even if a soakaway already exists, the Board would suggest that the applicant provides confirmation of its location and that the system is working effectively, and also have evidence that it is capable of handling the volume of water that will be generated by the development. It is not, usually, sufficient for the applicant to rely on anecdotal evidence of its past performance.

**2. Discharge into a Watercourse**

The Board will only accept a discharge into a watercourse (directly or indirectly) where soakaways are not feasible.

The below requirements apply when:

- There is a direct discharge to a watercourse.
- There is an indirect discharge to a watercourse – for example, through a mains sewer which eventually discharges into a watercourse.

**a. Details of the Watercourse / Sewer**

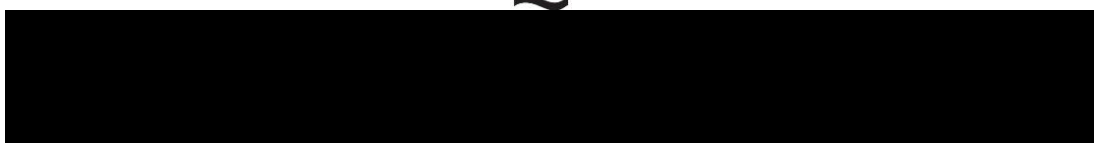
The Board would request details of:

- i. What the applicant is proposing to discharge into – for example, a mains sewer or watercourse.
- ii. The location of the proposed point of connection.

**b. Flow of the Watercourse**

If the applicant is proposing to discharge directly (or through private drainage) into a watercourse, and if that watercourse is not maintained by the Board, we would ask:

- i. Where this watercourse is flowing to. A simple plan showing the route of the watercourse to the nearest Board maintained watercourse is usually sufficient.
- ii. Details of the condition of the watercourse to ensure the same is flowing freely prior to any discharge. The applicant is responsible for ensuring that the watercourse is free



flowing but we would ask that they walk along the watercourse and ensure there are no blockages. Photographs should be provided as evidence.

**c. Discharge Rate**

The amount of water should be restricted to an agreed rate, using the below requirements:

- i. The applicant should first demonstrate that there is an existing operational connection to the watercourse for the development site. This should be done by way of Dye Testing or a CCTV Survey.

Where that connection is established, the Board would want to know the size of those existing connected impermeable areas.

The existing drainage rate should then be calculated as 140 litres per second per hectare for the connected impermeable area, or the established rate (whichever is the lesser) - less 30%.

The applicant may also add an amount for any new areas of the site which will be now be positively drained (but which were not positively drained before) – this should be at the “greenfield” rate of 1.4 litres per second per hectare.

- ii. Where there is a new connection to a watercourse or to a sewer that discharges to a watercourse, the maximum discharge that will be accepted is at the “greenfield” rate of 1.4 litres per second per hectare.
- iii. If the site has been lying vacant and/or demolished before the existing surface water discharge regime is determined, then the maximum discharge that will be accepted from an area that is shown to discharge to the watercourse is greenfield run-off rates.

**d. Flow Control Device**

Whilst the Board is not the “approving authority” for flow control devices, we would request simple details as to what is proposed with regards to how the flow will be restricted to the agreed discharge rate.

**e. Surface Water Storage System**

Again, the Board is not the “approving authority” for surface water storage systems. However, we would request details of:

- i. The proposed surface water storage system (which we would usually recommend is impermeably lined); and
- ii. The proposed storage volume and accompanying calculations.

The system should accommodate a 1:30 year event with no surface flooding (plus 30% allowance for climate change); and no overland discharge off the site in a 1:100 year event (plus 30% allowance for climate change).

We would however recommend that a system should try and accommodate the full 1:100 year storm event (plus 30% allowance for climate change) wherever possible.

**f. Outfall Structure (if there is a direct discharge into a watercourse)**

The applicant should also provide details of the proposed outfall structure into the watercourse.



## Foul Sewage

The Board would also look at what is proposed in respect of foul sewage.

If the applicant proposes to connect into a mains foul/combined sewer, then if Yorkshire Water is content with the proposed arrangement and is satisfied that the asset has the capacity to accommodate the flow and does not ultimately discharge into a Board maintained watercourse, or any ordinary watercourse in the Board's district, then the Board would usually have no objection to the new proposed arrangement.

However, if the applicant is proceeding by way of a package treatment plant, the Board would want to know what is proposed with the treated effluent. If, ultimately, the treated flow from this facility is to be discharged into a watercourse, it is unlikely that the Board would consent to this as a stand-alone flow. If soakaways are feasible then the Board would suggest that the applicant considers a drainage field for the disposal of the treated effluent.

If, however, infiltration methods are not feasible then the Board **may** be prepared to accept the treated foul flow but only if the combined rate of discharge does not exceed the calculable rate for the surface water flow (in line with the requirements and calculations shown above).

## Conclusion

I hope the above information is of assistance. However, if you require any further information on our general requirements, please do not hesitate to contact me but the Board cannot really comment on development sites until the individual planning applications are submitted.

Yours faithfully,

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